

RESOLUTION NO. 3088

A RESOLUTION OF THE CITY OF SELAH, WASHINGTON
ADOPTING THE CITY OF SELAH'S 2023 HOUSING ACTION PLAN

WHEREAS, the State of Washington authorizes local government to plan for and regulate the use of land so as to provide planned and orderly use of land and protection for the environment in a manner consistent with constitutional law; and

WHEREAS, in compliance with the Washington State Growth Management Act (GMA), the City adopted a Comprehensive Plan in 2017; and

WHEREAS, the Comprehensive Plan sets goals and policies for growth that will be implemented through the development regulations and ordinance contained in the Selah Municipal Code, including the zoning ordinance and official zoning map, in a fiscally and environmentally responsible fashion; and

WHEREAS, in 2019, the Washington State Legislature passed House Bill 1923, aimed at encouraging cities planning under the state GMA to take actions to increase residential building capacity. These actions include developing a housing action plan "...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market" (RCW 36.70A.600); and

WHEREAS, the Washington State Legislature passed HB 1220, 1110, 1337, and 1293 in 2022, and 2023 requiring the City of Selah to plan for and develop regulations which increase housing affordability, reduce cost of housing for low-income and cost burdened households, increase supply, increase inventory of housing for all household types, increase variety and housing sizes and types, increase the stock of housing options needed for aging seniors, provide methods for maintaining the existing housing stock, increase household wealth by providing safe and stable options for rental housing and pathways to homeownership, and increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities; and

WHEREAS, the City Council directed staff to develop the 2023 Housing Action Plan in December of 2022 with the selection of the Beckwith Consulting Group; and

WHEREAS, the staff and project consultant engaged the community in development of the Draft HAP from February 21, 2023, to present, with two online surveys, one in person visual survey, 15 study sessions, two open houses, three City Council Study Sessions, public outreach to interested parties, property owners, agencies, and housing stakeholder groups, Environmental Review, and one public hearing; and

WHEREAS, Environmental Review was conducted under the State Environmental Policy Act (SEPA) (SEPA #2023-005). A Determination of Nonsignificance (DNS) was issued on December 7, 2023, with no appeals filed; and

WHEREAS, the Selah Planning Commission held an open record public hearing on the Selah Draft HAP on December 19, 2023, to hear testimony from the public, consider the Housing Action Plan, and provide a recommendation to the Selah City Council; and

WHEREAS, at the conclusion of the Selah Planning Commission's hearing on December 19, 2023, the Planning Commission issued its written recommendation for approval of the City of Selah's 2023 Housing Action Plan; and

WHEREAS, public notice of the City Council public hearing was published in the official newspaper of the City on January 12, 2024, and sent to all parties who expressed interest in being notified and who commented on the draft Housing Action Plan through the public review and SEPA processes, and Planning Commission public hearing; and

WHEREAS, at an Open Record Public Hearing on January 23, 2024, all persons desiring to either provide written testimony or speak for or against or in relation to the proposed Housing Action Plan were given a full and complete opportunity to be heard by the City Council; and

WHEREAS, at its Open Record Public Hearing on January 23, 2024, the Selah City Council voted to approve the City of Selah's 2023 Housing Action Plan, consistent with the Planning Commission's recommendation; and

WHEREAS, the City of Selah has complied with the substantive, procedural, and notice requirements associated with SEPA, the Growth Management Act, and the City of Selah's Municipal Code; and

WHEREAS, the Selah City Council finds that it is in the best interest of the City of Selah, and its residents, to approve the City of Selah's 2023 Housing Action Plan "Exhibit A"; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON:

Section 1. Incorporation of Recitals. The above recitals are hereby incorporated into this resolution.


Section 2. Incorporation of the Planning Commission's Recommendation and Conditions of Approval. The Planning Commission's Recommendation is hereby adopted and ratified by the Selah City Council as its decision and approval of the Plan herein. A copy of the Recommendation is attached hereto as "Exhibit B" and bully incorporated herein by this reference.

Section 3. Findings. The Selah City Council adopts the findings of the Planning Commission as its own findings therein, and further finds that the requirements of the Washington State Department of Commerce have been met.

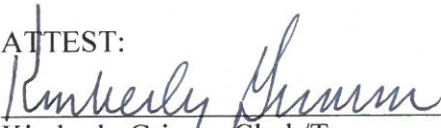
Section 4. Approval. The Selah City Council, after reviewing all the evidence and the Selah Planning Commission's Recommendation, hereby approves and adopts the City of Selah 2023 Housing Action Plan.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this resolution is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this resolution.

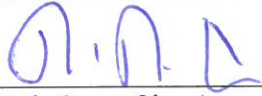
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 23rd day of January, 2024.



Roger L. Bell, Mayor

ATTEST:


Kimberly Grimm, Clerk/Treasurer

APPROVED AS TO FORM:


Rob Case, City Attorney

Exhibit “A”



City of Selah Housing Action Plan
23 January 2024

| | |
|--------------------|-------------------|
| Mayor | Sherry Raymond |
| Council Position 1 | Kevin Wickenhagen |
| Council Position 2 | Jared Iverson |
| Council Position 3 | Elizabeth Marquis |
| Council Position 4 | Clifford Peterson |
| Council Position 5 | Roger Bell |
| Council Position 6 | Michael Costello |
| Council Position 7 | Russell Carlson |

City of Selah

| | |
|----------------------------------|-------------|
| Community Development Supervisor | Jeff Peters |
|----------------------------------|-------------|

Planning Board

| | |
|------------------|----------------|
| Chairperson | Lisa Smith |
| Vice Chairperson | Jammie Apodaca |
| Commissioner 3 | Scott Graf |
| Commissioner 4 | Mark Elliott |
| Commissioner 5 | Brad Chandler |

Consultants

| | |
|---------------------|--------------------------|
| Team Leader/Planner | Tom Beckwith FAICP |
| Economist | Eric Hovee |
| Planner | Ferdouse Oneza AICP |
| Architect | Julie Blazek AIA LEED AP |

Selah Housing Action Plan (HAP) Preface

The following summarizes the Housing Action Plan's (HAP) major findings, implications, and proposals.

Demographics

- **Selah's population** will increase from 8,153 persons in 2020 to 9,756 persons or by 1,603 or 20% additional persons by 2050.
- **Age groups 60+** will be a large and growing population component if the city continues to attract persons in the specific age groups that the city has in the past.
- **Household size** declined to 2.46 individuals per house reflecting a large and growing proportion of small family and non-family households of young and elderly individuals.
- **Selah's housing stressed households** paying 30-50% and 50% or more for housing are predominantly small family and young and old non-family households.

Development capacity

- **Suitable developable acres** in the city could support 1,846 additional dwelling units under current zoning for an additional population of 5,132 persons if developed to capacity.
- **Current zoning** is predominantly for single-family houses on relatively large lots of an average cost per new or used house of \$500,000 well above the average household's ability to pay.

Inventory

- **1,220 houses or 34% were built over 54 years ago** of the existing 3,549 inventory and may not have current plumbing, electricity, exterior materials, or other improvements necessary to be maintained, code compliant, and habitable.
- **Repair and renovation programs** will be necessary to keep older, less expensive housing stock from falling into disrepair and being lost to the inventory.
- **Missing Middle Housing (MMH)** includes a range of housing types compatible in scale with single-family homes and neighborhoods including accessory dwelling units (ADUs), duplexes, cottages, townhouses, courtyard buildings, multiplexes, live/work, and small efficiency dwelling units or

studios that are less expensive to build, affordable for small families and non-family young and old households, **but not allowed in the city's existing zoning code.**

Public opinion

- **Public outreach** included 2 open houses, a visual preference survey during Selah Community Days completed by 477 attendees, an online survey at the beginning of the planning process completed by 819 respondents or 25% of all households, and an online survey at the end of the planning process completed by 265 or 8% of all households.
- **High density multiplexes were not favored** in the city, but significant percentages would consider living in an MMH housing type by visual preference, first, and second survey respondents.

Requirements

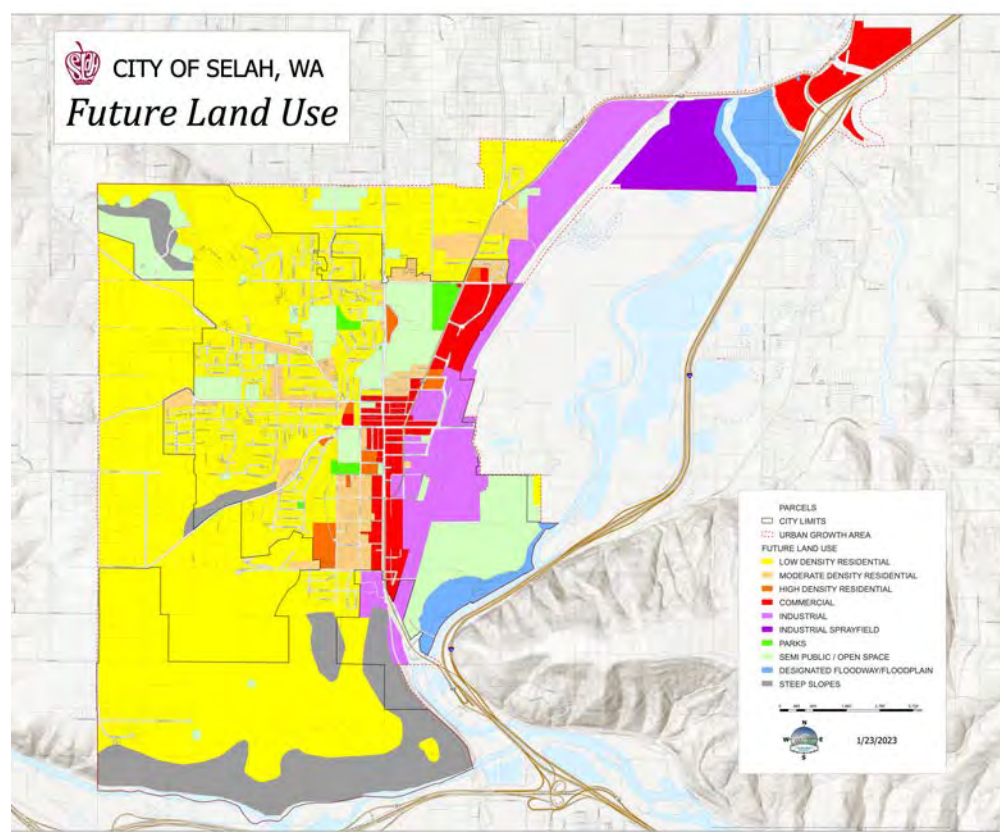
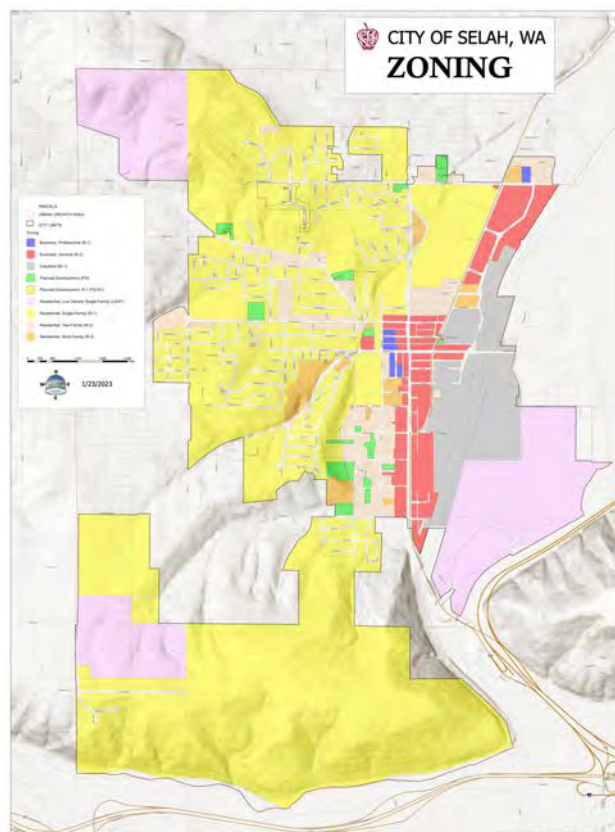
- **By 2050, Selah will need an additional 1,021 housing units** to meet unmet housing needs with an increasing percentage required in MMH housing types to meet smaller household and income capability requirements.
- **Recent Legislature Housing Bills** established new housing requirements that must be met by counties and cities under GMA through zoning and development mandates. Accordingly, Selah must implement zoning initiatives to support the development of 380 units for moderate, low, very low, and extremely low-income households and 40 units for emergency housing, emergency shelters, and permanent supportive housing by 2045.

Implementation

- **Selah's HAP implementation** involves completing 30 action tasks including 18 tasks to meet House Bill mandates, 4 tasks to provide financial housing assistance, 3 tasks to initiate housing projects, 2 tasks to reduce housing costs, and 3 tasks to approve local city financing options authorized by the Legislature.

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Selah Housing Action Plan (HAP) Executive Summary

A Housing Action Plan (HAP) is a required element of a GMA Comprehensive Plan and necessary for the city to continue to qualify for transportation, utilities, community development, and other grant programs. The Selah Housing Action Plan (HAP) is based on analyses of demographics, housing trends, housing supply, housing resources, public opinions, housing requirements, and housing strategies detailed in a series of appendices attached to this document. The following narrative summarizes the major findings, implications, and proposals outlined in the appendices.

A. Demographics

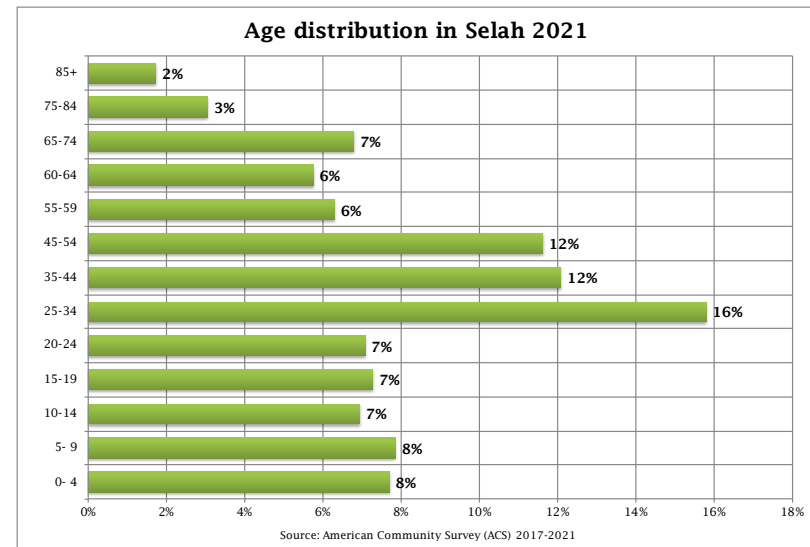
Selah's population - increased from 767 persons in 1930, the decade the city was incorporated, to 8,153 persons by the year 2020 with the lowest annual average growth rate between 2010-2020 of 1.3% and the highest most recent average annual growth rate between 1940-1950 of 8.2%.

If this trend continues, Selah's population will increase at an annual rate of 0.6% from 8,153 persons in 2020 to 9,756 persons by 2050 and likely develop out remaining undeveloped land within the city Urban Growth Area (UGA) as well as redevelop or infill underutilized properties.

Selah's likely future population growth will depend on water and sewer availabilities as well as the extent to which Selah continues to attract middle family households.

Selah's 2020 age specific concentrations - are reflective of a bell jar with a significant proportion in the young to middle family age groups 25-54 with children but with a significant concentration above age 64. In-migration of young and middle family and some empty nester, retirement age households is a factor accounting for the population age distribution in Selah

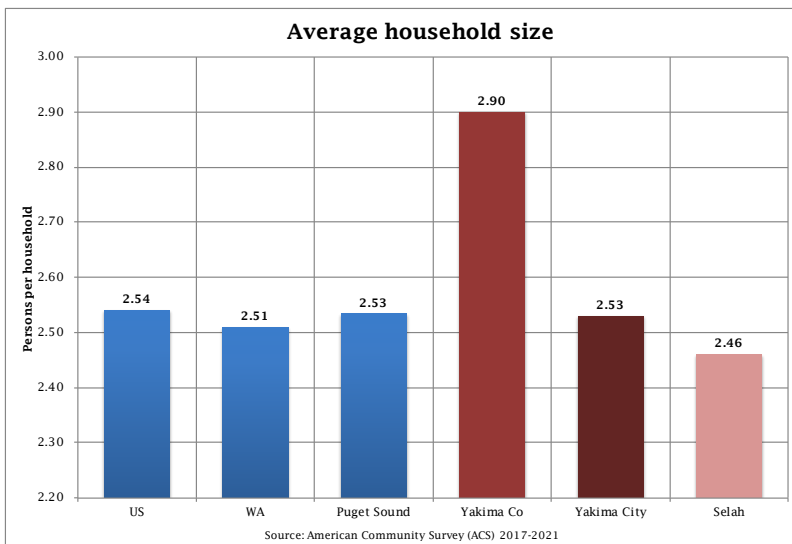
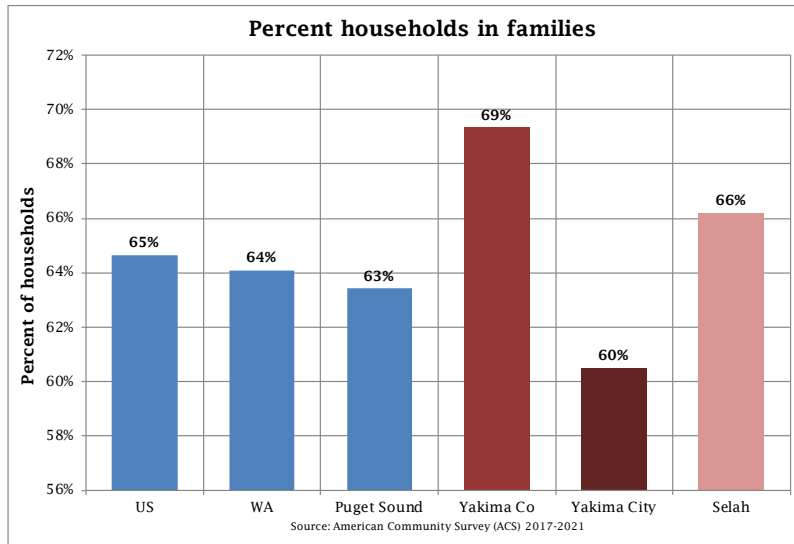
due to the area's moderate climate, employment opportunities, recreational amenities, and other attractions for these age and household groups.



If the city continues to attract persons in the specific age groups that the city has in the past, however, the age form will be more top heavy in the senior most age groups from 60+.

Selah has a high percentage (66%) of all households in families - with the remainder (34%) concentrated in non-family households of elderly and young individuals compared with Yakima, Yakima County, Puget Sound (King, Kitsap, Pierce, and Snohomish Counties), Washington State, and the United States.

The average household size in Selah - is 2.46 indicating the city's housing requirements reflect a need for smaller units suitable for small family size occupancy.



In summary - Selah is a young to middle family community with a high percentage of family households, including elderly individuals, with high per capita incomes, working in service jobs. Selah's housing requirements reflect such characteristics.

B. Housing trends

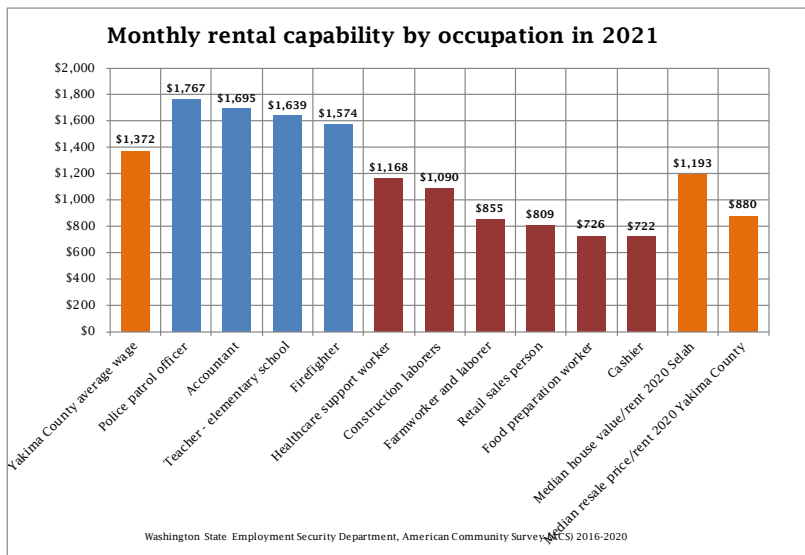
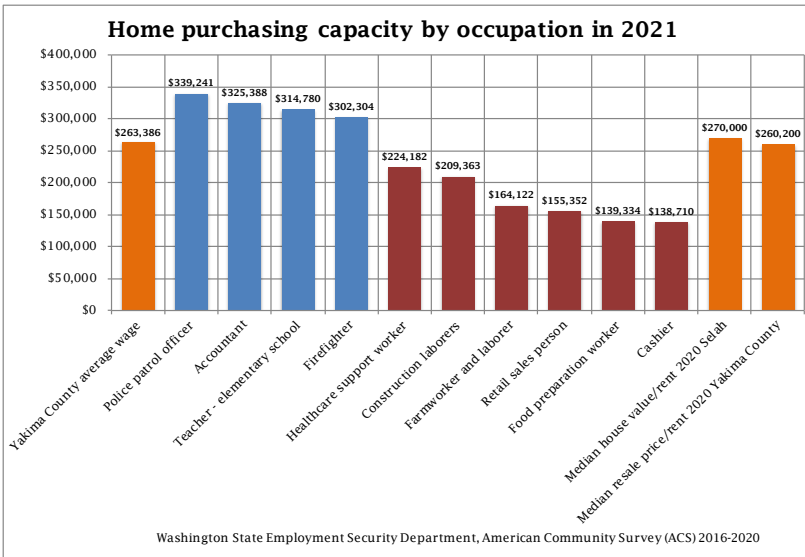
Development capacity - while Selah's incorporated area has significant vacant land (1,097.1 gross acres) the amount that is suitable for development less unsuitable due to railroad or other public ownership or undersized and adjusted for already the fixed capacity of platted lots, critical areas, roads, utilities (35%), and market availability (25%) is 352.4 net acres.

The available net suitable acres could generate 1,846 additional dwelling units (DUs) under current allowances per each zoning district or an additional population of 5,132 persons if each acre was developed to allowable capacity.

| Acres | LDSF | R-1 | R-2 | R-3 | PD | Total |
|---------------------|-------------|--------------|------------|------------|------------|--------------|
| Gross vacant | 137.8 | 929.1 | 2.8 | 11.7 | 15.7 | 1,097.1 |
| Less unsuitable | -31.7 | -168.4 | -0.0 | -0.9 | -2.8 | -203.9 |
| Less adjusted | -61.4 | -489.7 | -2.8 | -1.4 | -4.5 | -540.8 |
| Net suitable | 44.7 | 271.0 | 0.0 | 9.4 | 8.4 | 352.4 |
| Capacity | | | | | | |
| Average DU/ac | 5 | 5 | 12 | 24 | 5 | |
| Potential DUs | 223 | 1,355 | 0 | 226 | 42 | 1,846 |
| DUs fixed dvpt | 0 | 83 | 0 | 0 | 0 | 83 |
| Total DUs | 223 | 1,438 | 0 | 226 | 42 | 1,929 |
| Persons/DU | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 |
| Addnl pop | 594 | 3,825 | 0 | 601 | 112 | 5,132 |

Source: Yakima County Assessor and Beckwith Consulting Group

Critical skills housing capabilities - were calculated for police patrol officers, accountants, elementary teachers, firefighters, healthcare support workers, construction laborers, farmworker and laborer, retail salesperson, food preparation worker, and



cashier that provides services that economically sustain a community.

Implications - median house values and apartment rents in Selah are beyond the ability of what a farmworker, retail salesperson, food preparation worker, and cashier can afford within 25% of income for purchase and 30% of income for rent.

These households must either have 2 or more working members to be able to reasonably afford housing or be paying beyond the 25-30% allowance considered a financially viable percent of income for housing.

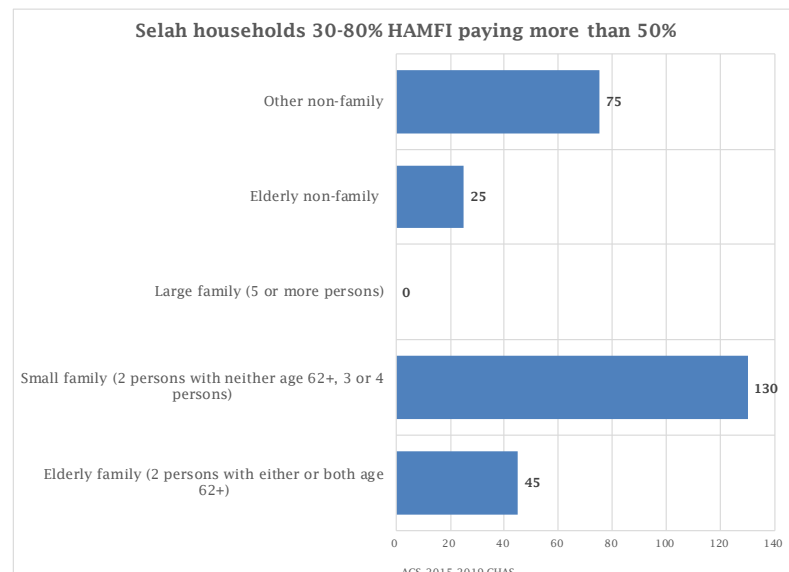
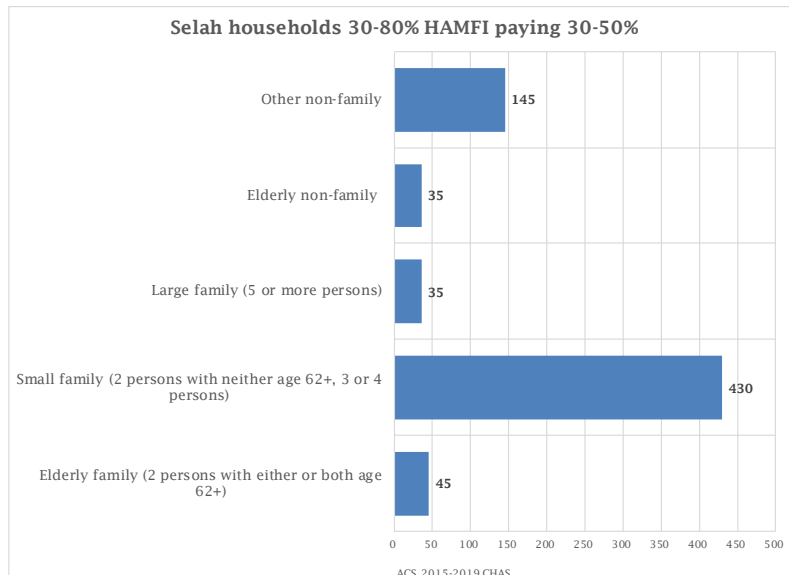
C. Housing supply

Aged housing stock - of Selah's 3,549 housing units, 1,220 or 34% were built over 54 years ago. Housing stock this old may not have current plumbing, electricity, exterior materials, or other improvements necessary to be well maintained, code compliant, and habitable.

Selah, however, can't afford to lose older and less expensive housing stock as the housing market cannot build new housing for this cost. Repair and renovation programs will be necessary to keep older stock from falling into disrepair and being lost to the inventory.

Vacancy rate - of all housing units, which defines seasonal homes as vacant, was 9% in Selah in 2021 which reflects a high proportion of "vacant" seasonal or second homes in the inventory that are not available to full-time residents. If year-round older sale and rental housing is not available in sufficient numbers, the "churn" rate will not allow households to sort options in the year-round marketplace.

New housing construction, if reflective of local year-round household needs and income capability, will generate turnover



making older less expensive year-round sale and rental housing units available to a wider variety of household needs and financial capabilities.

Household types - the US Department of Housing & Urban Development (HUD) correlates Comprehensive Housing Affordability Statistics (CHAS) by household type including:

- **Elderly family** - 2 persons with either or both members over age 62 for 324 households in Selah in 2019,
- **Small family** - 2 persons with neither adult over age 62 with 3 or 4 persons for 1,430 households,
- **Large family** - of 5 or more persons for 279 households,
- **Elderly non-family** - adults over age 62 for 265 households,
- **Other non-family** - adults under age 62 for 620 households.

There were more family households (2,033) than elderly and young non-family households (885) in 2019.

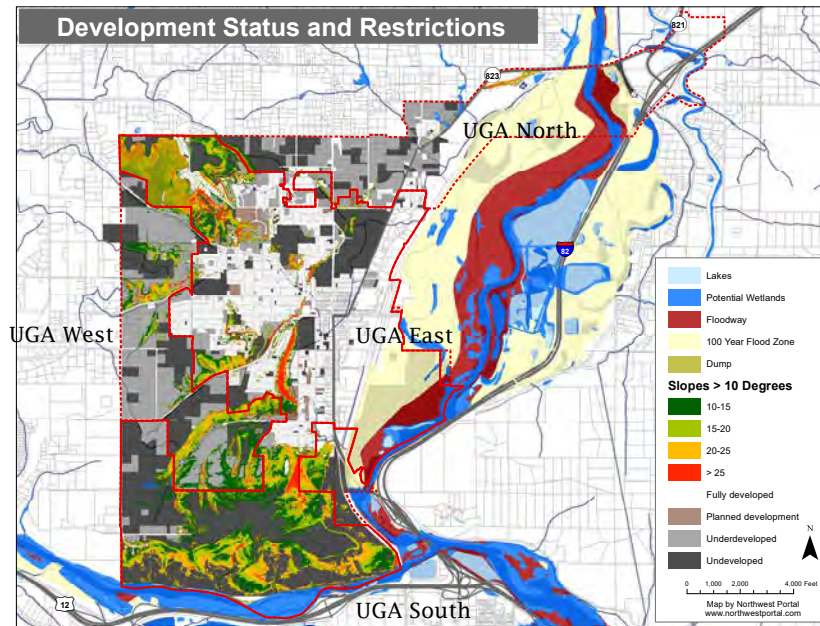
Selah households that are the most housing stressed - paying 30-50% and 50% or more for housing, are predominantly small family and other non-family nonelderly households.

Assisted housing is currently provided - by nonprofit sponsors in 6 developments within Selah:

- **Brightenwood Apartments** - for 32 Project-Based Rental Assistance (PBRA) 1 bedroom 1 bath of 570 square feet and 2-bedroom 1 bath of 700 square feet apartments located at 201 East Home Avenue.
- **Selah Square Apartments** - 39 Project-Based Rental Assistance (PBRA) subsidized for 30%-50% AMI families in 24 one, 10 two, and 5 three-bedroom apartments operated by Yakima Neighborhood Health for mental health services located at 303 North Wenas Road.
- **Sundown Ranch** - 3 apartment housing complexes for people with addictions operated by Sundown M Ranch Corporation located at 609 Speyers Road.

- **Sundown M Ranch** - 1 triplex housing unit operated by Sundown M Ranch Corporation for persons with addictions located at 131-135 East Home Avenue.
- **Sundown M Ranch** - 7 duplex units (14 housing units) operated by Sundown M Ranch Corporation for persons with addictions located at 139 East Maru Avenue.
- **Selah Park Village I & II Apartments** - 24 Subsidized Low Income Housing Tax Credits (LIHTC) and USDA Rural Housing for 2-3-bedroom family and senior citizen apartments operated by Hopesource II Rural Preservation Associates LLLP located at 502 and 554 South 5th Street.

UGA undeveloped land - includes 1,813.2 gross acres of which 521.4 acres are vacant or currently undeveloped within the urban growth area (UGA) located adjacent and outside of Selah's city limits. The available acres that is suitable for development less unsuitable due to railroad or other public ownership or



undersized and adjusted for critical areas but not roads and utilities (typically 35%) and market availability (typically 25%) is 365.5 net acres.

| UGA | East | North | South | West | Total |
|----------------------|-------------|--------------|------------|------------|--------------|
| Gross acres | 115.5 | 977.9 | 0.0 | 719.8 | 1,813.2 |
| Vacant acres | 56.7 | 440.7 | 0.0 | 24.0 | 521.4 |
| Less unbuildable | -14.4 | -117.5 | -0.0 | -24.0 | -155.9 |
| Less adjustments | -0.0 | -0.0 | -0.0 | -0.0 | -0.0 |
| Net available | 42.3 | 323.2 | 0.0 | 0.0 | 365.5 |

Source: Selah Planning Department

Missing Middle Housing (MMH) - defines a range of multi-unit or clustered housing types compatible in scale with single-family homes and neighborhoods. MMH housing types are “missing”, because most MMH housing types are prohibited by Selah zoning and development requirements which should be revised to allow:

- Develop regulations to allow Accessory Dwelling Units (ADUs).
- Allow cottage, bungalow court, courtyard building types in R-2, R-3, PD zoning districts and subdivision regulations.
- Allow transitional or permanent supportive housing and emergency shelters and housing in B-1 and B-2.
- Reduce minimum lot sizes in R-2, R-3 to allow MMH types.
- Increase allowable density and/or reduce minimum required lot size in R-2, R-3, and PD to support some of the high density MMH building types including cottage or bungalow court, courtyard, multiplex, and SEDU.
- Retain height limits that allow up to 3.0 stories or 35 feet in R-1, R-2, and R-3 zoning districts to retain single-family scale.
- Reduce parking requirements for ADU, SEDU, and EDU.
- Add a clustering option that consolidates open space in configurations that are more accessible, aesthetic, and usable.
- Do not adopt minimum dwelling unit size requirements other than in R-1.

Accessory Dwelling Unit



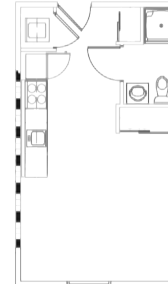
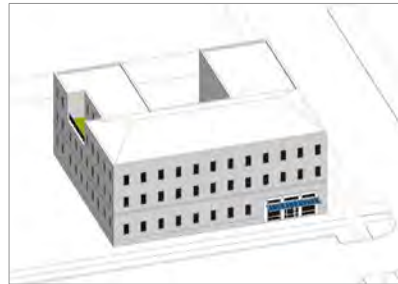
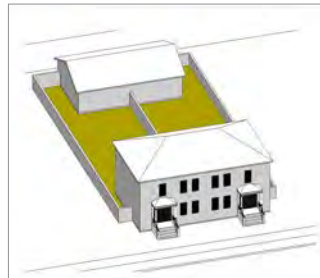
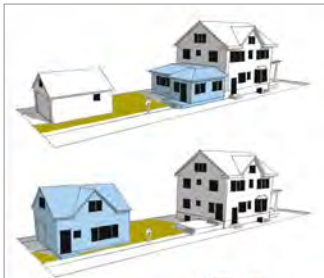
Duplex



Cottage



Townhouse



Courtyard Building

Multiplex

Live-Work

SEDU

- Remove SEPA requirements for housing developments that conform with Comprehensive Plan.

D. Housing resources

Yakima County has a significant number of public and nonprofit housing resource groups pursuing affordable housing objectives. The Selah Housing Action Plan (HAP) can coordinate the following resources to maximize its impact on housing conditions and opportunities within the city.

- **Yakima Housing Authority (YHA)** - assists limited income families attain housing using federal housing programs with multifamily developments in Yakima County.
- **Yakima Neighborhood Health Services (YNHS)** - operates housing and programs for mental health services in Selah at Selah Square Apartments and the Yakima Valley School for mental treatment.
- **Sundown M Ranch Corporation** - operates housing and programs for people with addictions in Selah at Sundown Ranch and Sundown M Ranch.
- **Hopesource II Rural Preservation Associates LLLP** - operates Selah Park Village I & II Apartments in Selah with Low Income Housing Tax Credits (LIHTC) and USDA Rural Housing.

E. Public opinions

Public opinion was solicited from a variety of methods including workshops, open houses, a visual preference survey during Selah Community Days, and 2 online surveys of all residential addresses within the Selah zip code.

The preference survey that was completed by 477 attendees asked participants to select from illustrations of different “missing middle” housing choices they thought were suitable for Selah and that they would be interested in living in.

- **Visual preference survey results** - indicate significant support for cottage housing (23%), duplexes (19%), live-work (18%), and accessory dwelling units (14%) but no to very little interest in SEDU (Small Efficiency Dwelling Units or studio apartments (1%)) and multiplexes (6%).

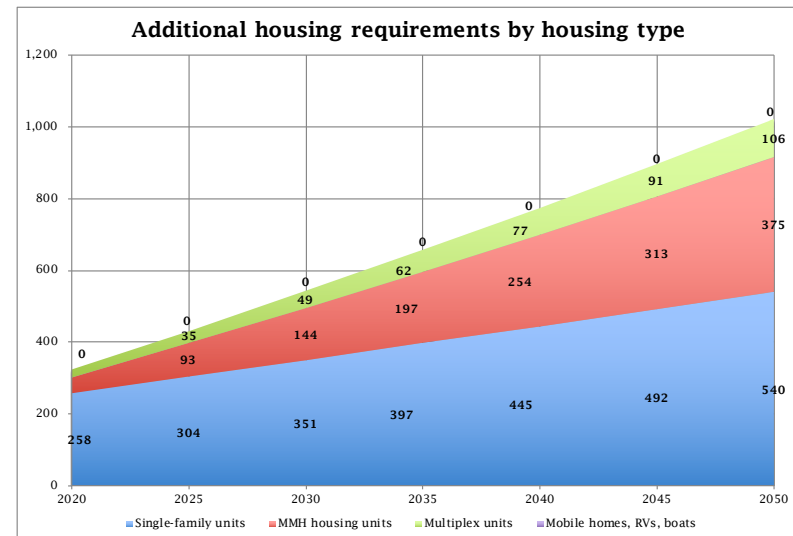
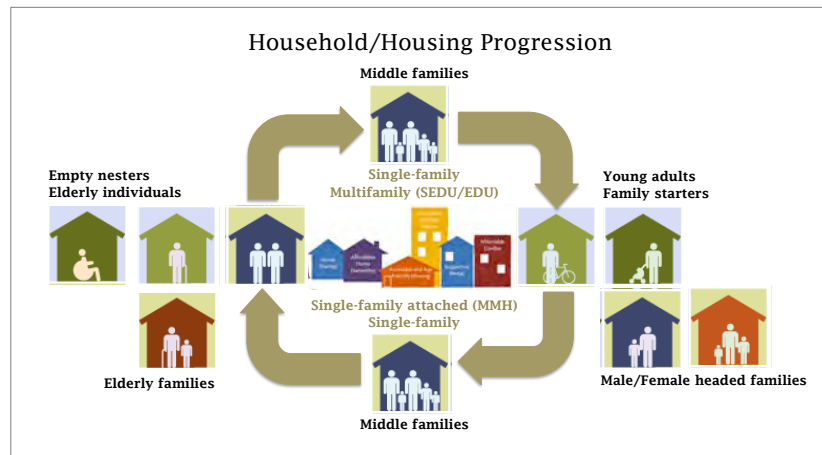
The online resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed the first survey and 265 or 8% of all households completed the second survey.

- **Survey respondents** - were self-selected rather than randomly recruited and were generally longtime residents of Selah and Yakima County, worked in Selah or Yakima, commuted by car, with some or more college degrees, age 25-44, married, with 2 adults and 1 child households, evenly split with male and female respondents in the first survey but predominantly female in the second, of \$41,000-\$100,00 income ranges in the first but predominantly over \$100,000+ in the second.
- **Generalized findings** - first survey respondents owned mobile, modular, or single-family houses while second survey respondents owned single-family houses, first survey respondents paid \$2,500 or more per month for rent or mortgage while second survey respondents owned a house or paid under \$2,000, first survey respondents paid 35% or more of monthly income while second survey respondents owned or paid over 35% for housing, and first and second survey respondents preferred to own.
- **Generalized findings of the second survey** - respondents had significant percentages with some disability that affected their ability to find housing, struggled to find housing to rent or buy, have housing with some minor repair requirements, are not protected with long term leases, and would like to continue to live in Selah.

- **Generalized findings on MMH** - first survey respondents by significant percentages would not approve higher density MMH in city while a comparable percent would live in MMH types while second survey respondents would not approve higher density MMH in the city, but significant percentages would maybe or definitely consider living in an MMH.
- **First survey respondent priorities** - respondents gave the highest priority to initiation of a housing renovation loan program and the least priority to a 7-year property tax levy, use of non-cash incentives, an affordable housing coalition, and adoption of low impact development guidelines.
- **Second survey respondent priorities** - gave no action high priority and the lowest priority to exempting property taxes for affordable housing, encouraging innovative housing construction methods, adopting non-cash incentives, adopting the Legislature's recently authorized local sales tax, REET, and property sales tax to be allocated Selah for affordable housing.

F. Housing requirements

- **Selah housing demand** - will gradually reflect the changing demographic characteristics of the city including an aging of the population resulting in smaller non-family households, the



city's increasing urbanization and housing markets, and the city's low-income single individual service-based workforce.

- **Selah households will progress through different life cycle stages** - correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex housing then back into single-family housing as their family grows and back into owner units in MMH or multiplex housing as empty nesters or elderly individuals.

| | 2020 | 2030 | 2040 | 2050 |
|--------------------------------|------------|------------|------------|--------------|
| Population | 8,153 | 8,656 | 9,189 | 9,756 |
| Households | 3,314 | 3,519 | 3,735 | 3,966 |
| Vacancy allocation (7%) | 232 | 246 | 261 | 278 |
| Housing market (w/vacancy) | 3,546 | 3,765 | 3,997 | 4,243 |
| Less existing housing units* | 3,222 | 3,222 | 3,222 | 3,222 |
| Additional housing need | 324 | 543 | 775 | 1,021 |
| Additional single-family | 258 | 351 | 445 | 540 |
| Additional MMH (2-9) | 44 | 144 | 254 | 375 |
| Additional multiplex (10+) | 22 | 49 | 77 | 106 |

| | | | | |
|-----------------------------|---|---|---|---|
| Additional mobile home etc. | 0 | 0 | 0 | 0 |
|-----------------------------|---|---|---|---|

* **Occupied housing units less vacant** – see Appendix F.

The projections indicate Selah housing market demands will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Selah in affordable and smaller housing types.

Selah housing stressed households – will need some form of assistance, whether public, Section 8, or other form of direct market subsidy, to reduce housing costs below 30% of income.

| Alleviate cost burden 50%+ | 2020 | 2030 | 2040 | 2050 |
|-----------------------------------|-------------|-------------|-------------|-------------|
| Single-family assisted | 130 | 136 | 140 | 145 |
| MMH assisted | 45 | 56 | 69 | 83 |
| Multiplex assisted | 100 | 106 | 113 | 120 |
| Mobile home assisted | 0 | 0 | 0 | 0 |
| Housing requirement | 275 | 298 | 322 | 347 |
| Alleviate burden 30-50%+ | | | | |
| Single-family assisted | 465 | 480 | 496 | 512 |
| MMH assisted | 45 | 56 | 69 | 83 |
| Multiplex assisted | 180 | 191 | 203 | 215 |
| Mobile home assisted | 0 | 0 | 0 | 0 |
| Housing requirement | 690 | 727 | 768 | 811 |

Sources: ACS 2016-2020 CHAS data Beckwith Consulting Group

Major implications of the projections include:

- The total assisted housing requirement for households paying more than 50% for housing will increase from 7.8% in 2020 to 8.2% by 2050 based on these trends.
- The total assisted housing requirement for households paying 30-50%+ for housing will decrease from 19.5% in 2020 to 19.1% by 2050 based on these trends.

G. Assisted housing projections by income

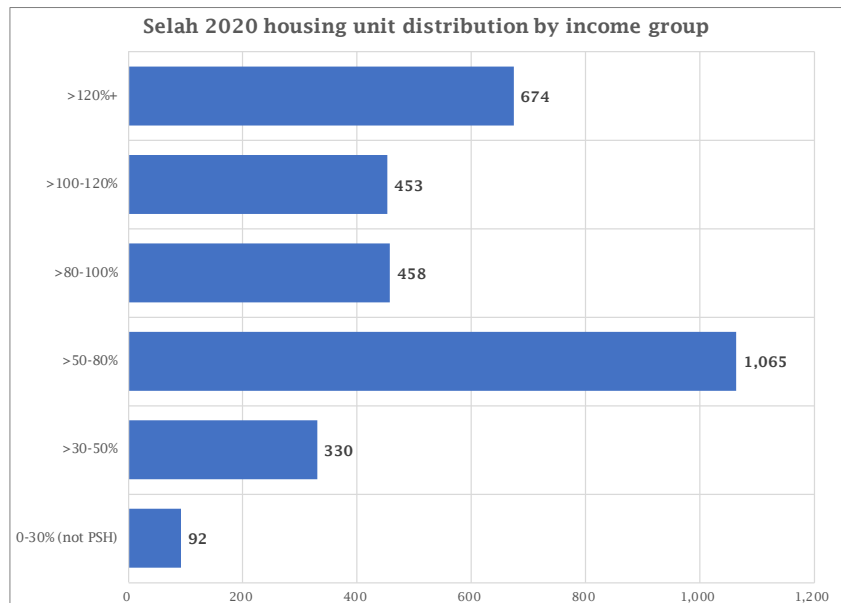
In 2021, the Washington Legislature changed the way

communities are required to plan for housing. House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.”

It also includes new requirements for comprehensive plan housing elements to include an inventory and analysis of existing and projected housing needs, including “units for moderate, low, very low, and extremely low-income households” as well as “emergency housing, emergency shelters, and permanent supportive housing.”

| Income segment | % of (AMI) |
|--|-------------------|
| Extremely low-income (Selah Square Apts) | 0-30% of AMI |
| Very low-income (Brightenwood Apts) | >30-50% of AMI |
| Low-income (Selah Park Village & Apts) | >50-80% of AMI |
| Moderate income | >80-120% of AMI |

AMI – Area Median Income



The Legislature also broadened the definition of special housing types to be included in Housing Action Plans (HAPs).

- **Permanent Supporting Housing (PSH) - subsidized, leased housing with no limit on length of stay** that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment or employment services.
- **Emergency Housing - temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless** that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.
- **Emergency Shelters - a facility that provides a temporary shelter for individuals or families who are currently homeless.** Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations

Cities and counties are to plan for housing for income segments and special housing in accordance with the Washington Office of Financial Management (OFM) methodology:

Selah 2045 Method A - new housing only

3.0%

| Affordability Level (% of AMI) | Permanent housing supply 2020 | 2020 distribution | 2045 future housing needed = 3,849-3072=777 units* allocated by Selah % | 2045 future housing needed = 3,849-3072=777 units* allocated by County % |
|-----------------------------------|-------------------------------|-------------------|---|--|
| 0-30% | | | | |
| 0-30% (not PSH) | 92 | 3% | 23 | 39 |
| PSH | | | | |
| >30-50% | 330 | 11% | 85 | 179 |
| >50-80% | 1,065 | 35% | 272 | 287 |
| >80-100% | 458 | 15% | 117 | 93 |
| >100-120% | 453 | 15% | 117 | 62 |
| >120%+ | 674 | 22% | 171 | 117 |
| Total | 3,072 | 101% | 785 | 777 |
| Emergency housing needs temporary | 0 | | 40 | 40 |

* 9,468 2045 population projection divided by 2.46 persons/household in 2020. Allocation by income level based on Yakima County distribution.

Selah 2045 Method B - all County housing allocation

% county households 3.0%

| Affordability Level (% of AMI) | Yakima County baseline units 2020 | Yakima County net new housing need 2020-2045 | Yakima County total housing need in 2045 | Yakima County percent of total housing need in 2045 | Selah - total housing needs 2045 allocated by County % | Selah baseline units 2020 | Selah net new units needed 2020-2045 |
|--------------------------------|-----------------------------------|--|--|---|--|---------------------------|--------------------------------------|
| 0-30% | | | | | | | |
| 0-30% (not PSH) | 4,351 | 3,620 | 7,971 | 7% | 192 | 92 | 100 |
| PSH | 228 | 4,191 | 4,419 | 4% | | | |
| >30-50% | 20,264 | 5,035 | 25,299 | 23% | 885 | 330 | 555 |
| >50-80% | 33,325 | 2,356 | 35,681 | 32% | 1,424 | 1,065 | 359 |
| >80-100% | 10,917 | 1,395 | 12,312 | 11% | 462 | 458 | 4 |
| >100-120% | 7,070 | 913 | 7,983 | 7% | 308 | 453 | (145) |
| >120%+ | 13,270 | 4,047 | 17,317 | 16% | 577 | 674 | (97) |
| Total | 89,425 | 21,557 | 110,982 | 100% | 3,849 | 3,072 | 777 |
| Emergency housing | | | | | | | 40 |

Method A - Accommodating needs through new production only

- **All countywide housing needs are accommodated through new housing production.**
- The total new units allocated to each jurisdiction is limited to their target share of countywide growth.
- All jurisdictions are allocated the same percentage shares of their net new housing growth target by income level, including

units for moderate, low, very low and extremely low-income households.

- Countywide PSH and emergency housing needs are allocated in proportion to the jurisdiction's share of countywide growth.

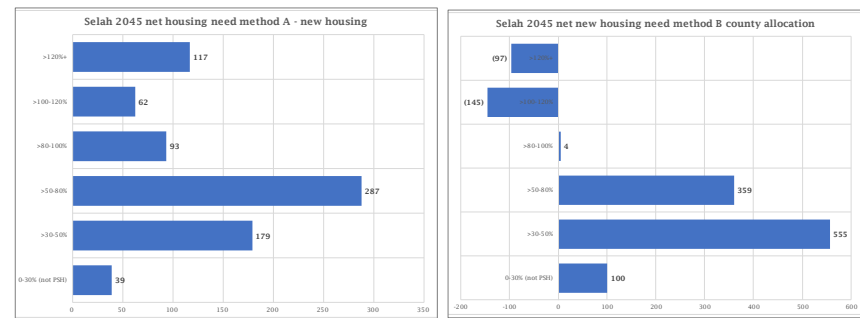
Or Method B - Fair share allocation

All jurisdictions are collectively responsible for addressing countywide housing needs.

- Therefore, by the end of the planning period, each jurisdiction should be planning to provide the same percentage share of their total housing supply at each income level as needed countywide.
- Allocations of need by income level are based on the estimated 2020 housing supply by affordability level. Jurisdictions that provide less affordable housing in 2020 are allocated a greater share of affordable housing needs.
- Allocations of special housing needs are proportional to each jurisdiction's share of 2020 population.
- Allocations do not assume that all net new countywide housing needs will be met through new housing production. Instead, some jurisdictions would need to look at other strategies such as vouchers or purchase of existing housing to make it affordable to lower-income households.

Under Method A, Selah's projected total future housing requirements will increase to 3,849 by 2045 requiring an additional 777 new housing units, 40 Emergency Housing, including a 6% vacancy allocation. The distribution will include 505 units for household incomes below 80% of AMI.

Under Method B, Selah's projected total future housing requirements will also increase to 3,849 by 2045 requiring an additional 777 new housing units, 40 Emergency Housing, and a 6% vacancy allocation. The distribution, however, will include 1,014 units for household incomes below 80% of AMI and a surplus of 242 units for incomes above 100% of AMI.

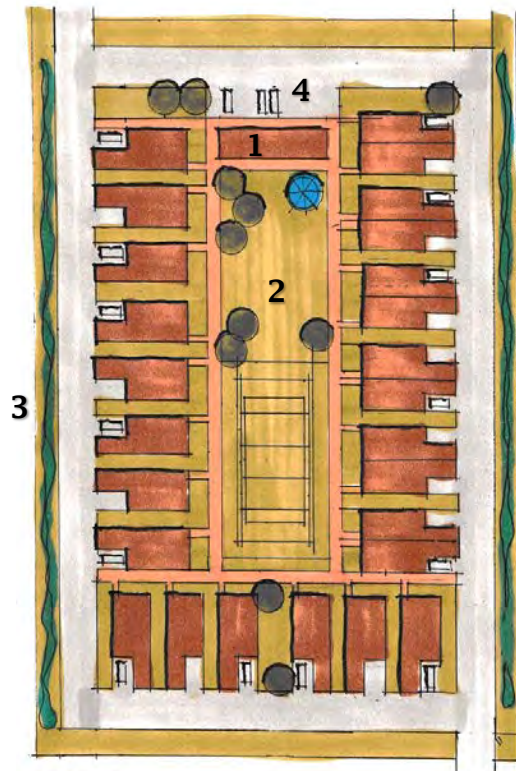


H. Prototype cost analysis

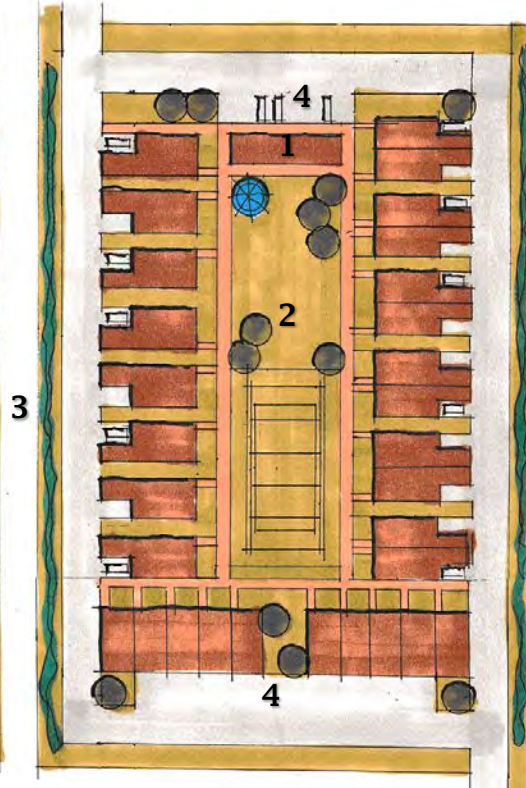
An analysis of possible MMH adaptations with which to meet Selah's housing requirements, particularly for smaller families and young and elderly households, was completed as part of implementation strategies – see Appendix I.

The 3 examples demonstrate the higher densities and lower costs possible using cottage developments for:

- MMH single-family** – developing 14 single story detached units of 1,000 square feet each and 12 single story units of 800 square feet each or a total of 26 units on 3.3 acres for a density of 7.9 units per acre.
- MMH mixed housing types** – developing 9 single story detached units of 1,000 square feet each, 12 single story duplex units of 800 square feet each, and 10 single story rowhouses of 800 square feet each or a total of 30 units on 3.3 acres for a density of 9.1 units per acre.
- MMH single story studios** – developing 18 single story rowhouses of 800 square feet each and 13 single story rowhouses of 640 square feet each or a total of 31 units on 3.2 acres for a density of 9.7 units per acre.
- MMH 2 story studios** – developing 36 rowhouses of 800 square feet each in two stories and 26 rowhouses of 640 square

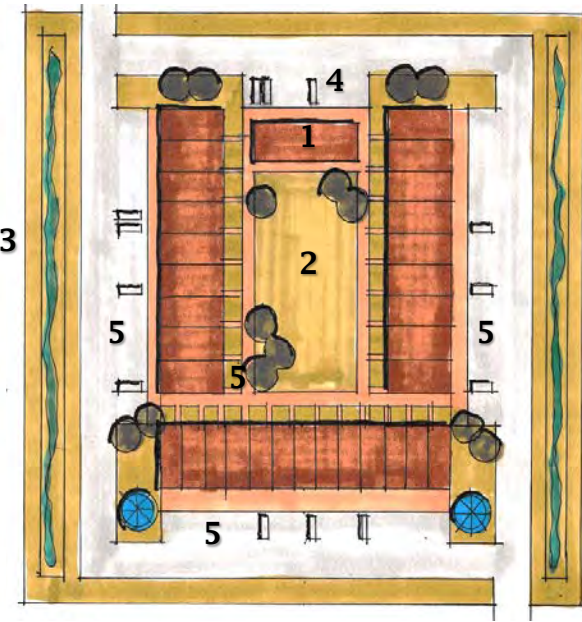


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



MMH mixed housing types - 8 single story single-family 1,000 sq ft each, 12 single story duplex 800 sq feet each, and 10 single story rowhouse 800 sq ft each = 30 total units on 3.3 acres = 9.1 du/acre

Legend - 1 - clubhouse, 2 - common area, 3 - bioswale stormwater collection, 4 - visitor parking with solar over, 5 - tenant parking with solar over



MMH one story studios - 18 single story rowhouse 800 sq ft each and 13 single story rowhouse 640 sq ft each = 31 total units on 3.2 acres = 9.7 du/acre

MMH two story studios = 62 total units on 3.2 acres = 19.4 du/acre

- feet each in two stories or a total of 62 units on 3.2 acres for a density of 19.4 units per acre.

Parking is provided for a garage and uncovered stall for detached single family and duplex units, for 2 stalls for each rowhouse, and visitor parking at the clubhouse.

The examples incorporate bioswales to absorb stormwater runoff from roads and parking areas, cisterns to collect and reuse stormwater, solar canopies over group parking areas and dwelling unit rooftops, a clubhouse for community social events, and a common area with sports court, picnic area, playground, or community garden.

Costs were estimated for each development concept assuming conventional stick-built construction, then discounted assuming:

- the land was purchased and placed in a land trust,
 - permits, fees, utility connections, and impact fees were waived,
 - dwelling unit size was reduced,
 - modular construction was used instead of stick-built,
 - containers were used instead of stick-built or modular,
- to determine the impact each measure would have on development costs individually and cumulatively.

The greatest cost savings by measure were possible using modular or container construction rather than stick-built and the least from waiving fees and charges or the land trust purchase cost though the use of a land trust is critical to keeping units affordable over time.

| Measure | By measure | Cumulative* |
|----------------------|------------|-------------|
| Land trust | 1.1-2.3% | 1.1-2.3% |
| Fees and charges | 0.4-0.7% | 1.5-3.0% |
| Smaller units | 9.5-12.6% | 11.0-15.6% |
| Modular construction | 12.7-26.0% | 23.7-41.6% |

| | | |
|------------------------|------------|------------|
| Container construction | 29.6-39.9% | 40.6-55.5% |
|------------------------|------------|------------|

* Cumulative total includes modular or container construction but not both as they are exclusive construction options.

Generally, the analysis determined the cumulative cost savings possible ranged from 23.7% to 55.5% with the greatest cumulative cost savings realized for the MMH single story single-family development and the lowest cumulative cost savings realized from the MMH single story rowhouse developments.

I. Implementation

Implementation of Selah's Housing Action Plan involves completion of 30 action tasks including (not in priority order):

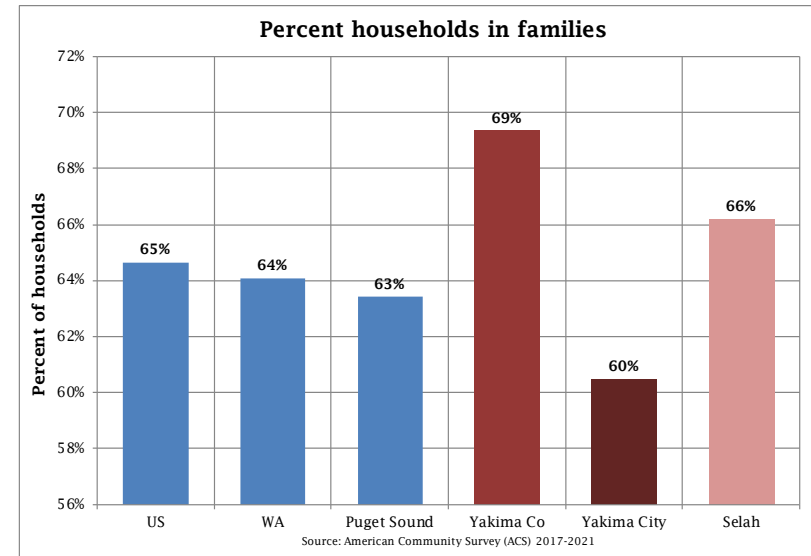
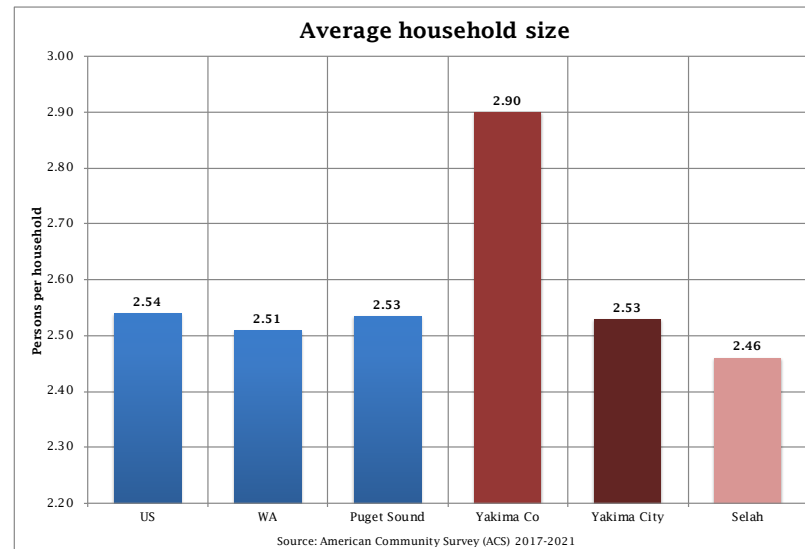
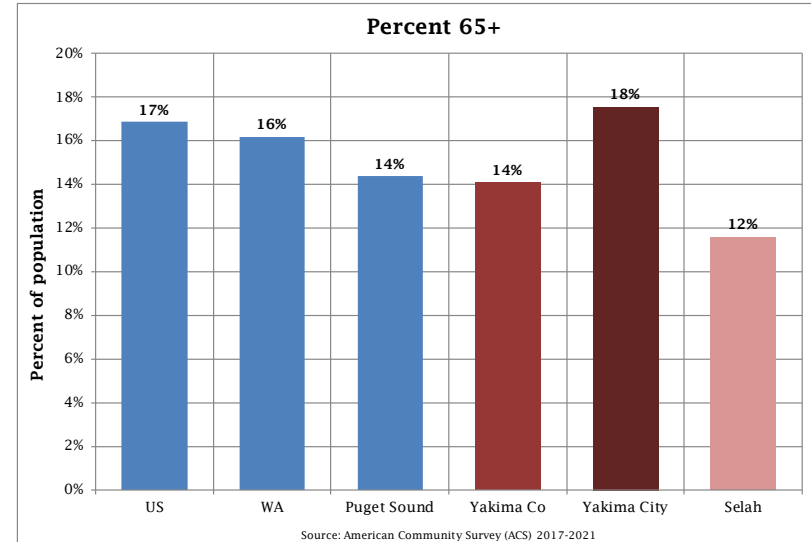
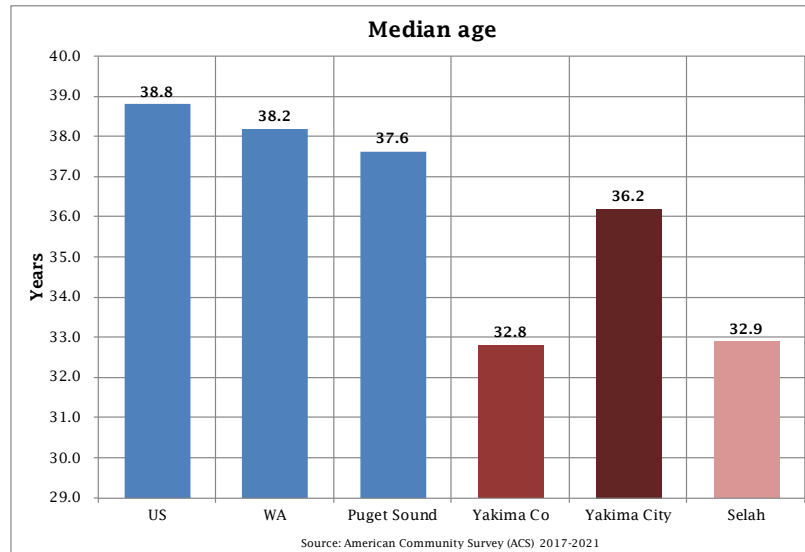
- **Development regulations** - 18 tasks to incorporate applicable requirements from recently enacted Legislature House Bills 1220 to update housing elements in comprehensive plans, HB 1110 to authorize middle housing, HB 1337 to authorize Accessory Dwelling Units (ADUs), and HB 1293 to streamline development regulations.
- **Programs** - 4 tasks to provide Section 8 vouchers, Mainstream Vouchers, Tenant Based Rental Assistance (TBRA), and initiate a home renovation program.
- **Projects** - 3 tasks to acquire a strategic housing site using Land Acquisition Program (LAP), extend infrastructure using Connecting Housing to Infrastructure Program (CHIP), and issue an RFP for a mixed-income mixed housing type development.
- **Incentives** - 2 tasks to reduce fees and charges for affordable housing units and approve a Multifamily Housing Tax Exemption (MFTE) for affordable units that qualify.
- **Finance** - 3 tasks to adopt HB 1590 0.1% Local Housing Sales Tax per RCW 82,14.530, REET 2 Housing Authorization per RCW 82.46.035, and an Affordable Housing Tax Levy per RCW 84.52.105.

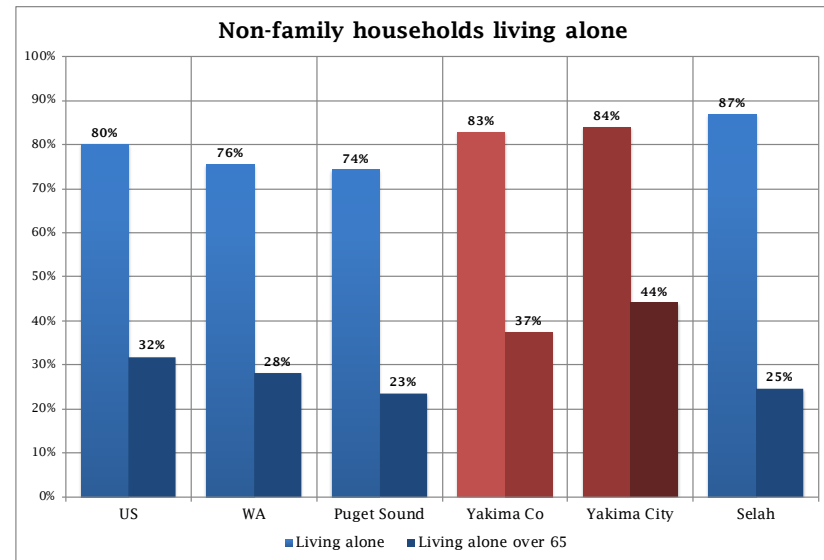
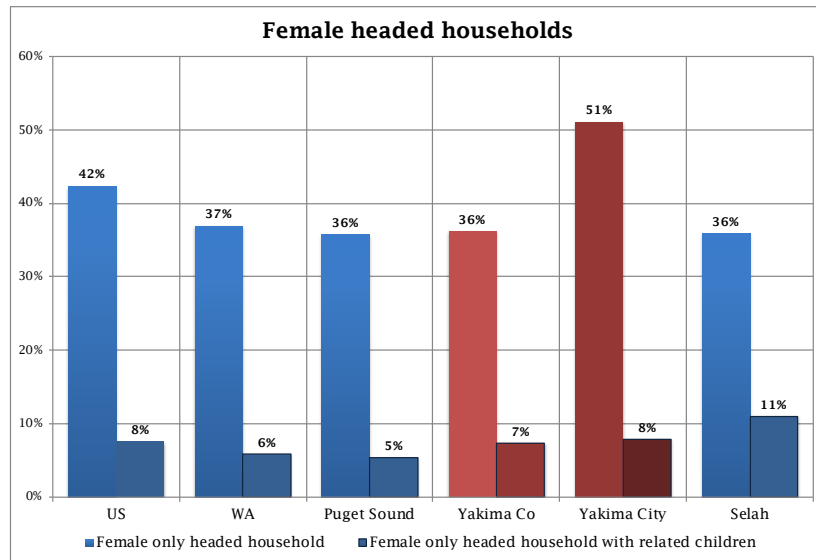
Selah Housing Action Plan (HAP) implementation tasks

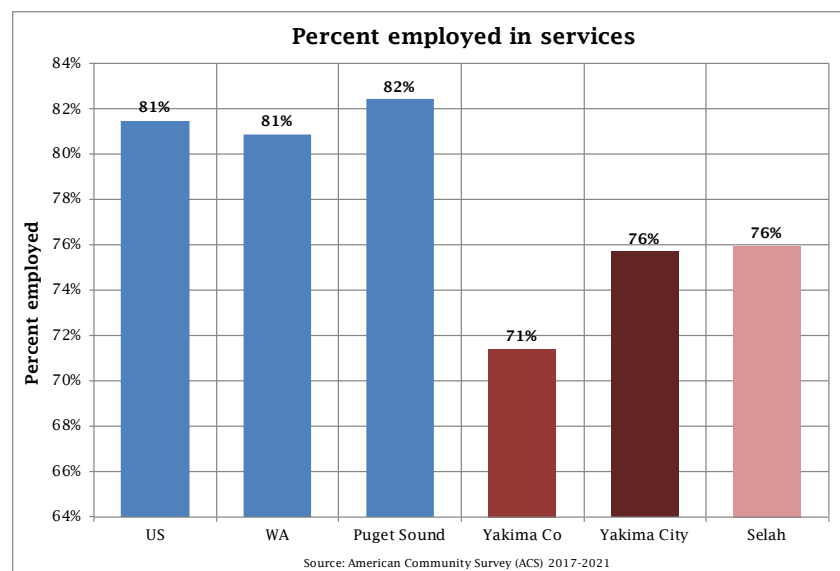
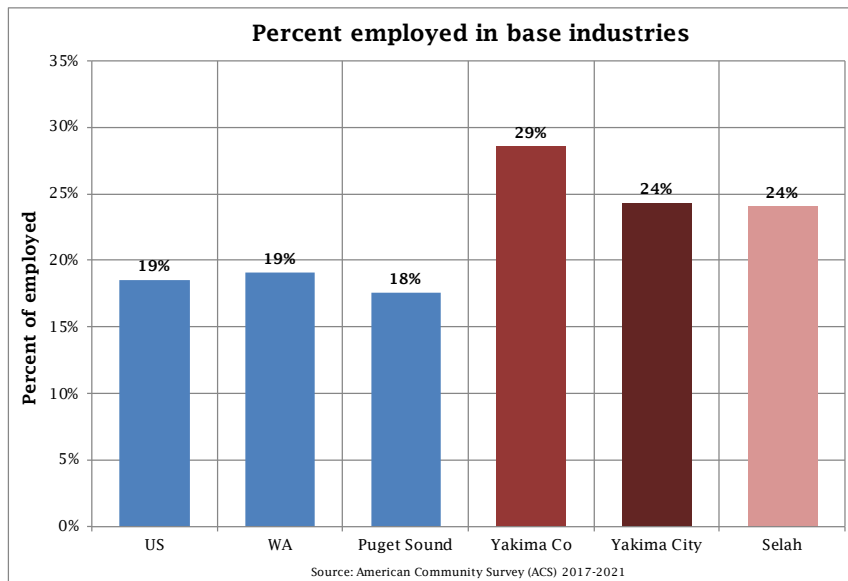
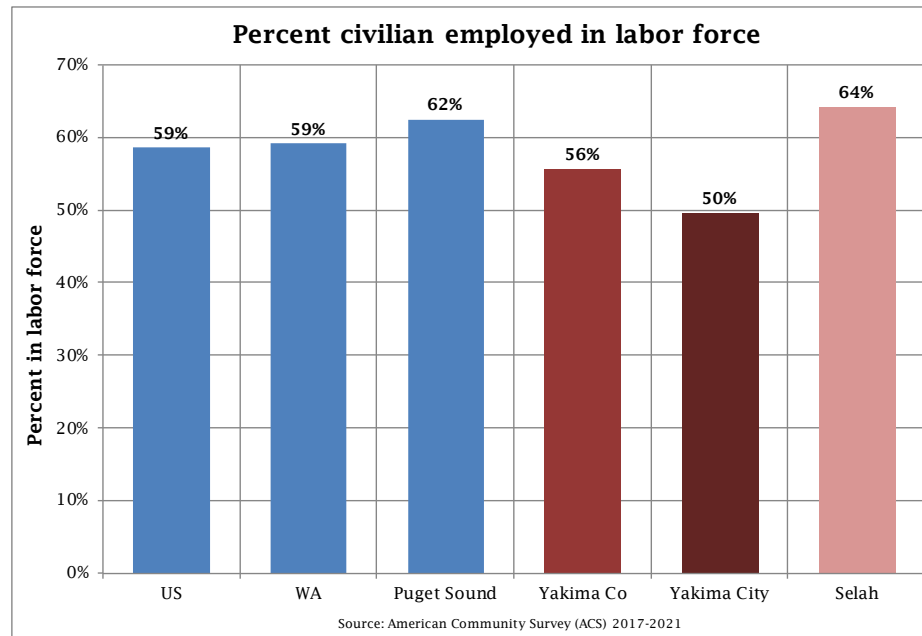
| Action | | Participants | Performance |
|---|--|----------------------|--|
| HB 1220 Comprehensive Plan Housing Element requirements | | | |
| 1 | Identify land capacity and housing types that meet Method A objectives for 380 additional housing units by 2045 for the extremely low-income (0-30% of AMI), very low-income (>30-50% of AMI), and low-income (>50-80% of AMI) households in accordance with OFM projections. | City Planner/Council | Code revised; capacity expanded # Units developed |
| 2 | Allow Emergency Housing, Emergency Shelters, and Permanent Supportive Housing (PSH) in any zone where hotels are allowed and within 1 mile of transit service to meet Method A objectives for 40 units by 2045 in accordance with OFM. | City Planner/Council | Code revised; capacity allocated # Units developed |
| HB 1110 Middle housing requirements | | | |
| 3 | Reduce minimum lot size, increase allowable density, and allow lot splitting to increase density and innovation for middle housing. | City Planner/Council | Code revised; capacity allocated # Units developed |
| 4 | Allow at least 6 of the 9 middle housing types including accessory dwelling unit (ADU), duplex, triplex, cottage, townhouse, courtyard building, multiplex, live-work, and Small Efficiency Dwelling Unit (SEDU) that are compatible in scale, form, and character with single-family houses in residential zones. | City Planner/Council | Code revised; capacity calculated # Units developed |
| 5 | Authorize a duplex on corner lots in single-family zones. | City Planner/Council | Code revised |
| 6 | Authorize Accessory Dwelling Units (ADUs) in one or more residential zones. | City Planner/Council | Code revised |
| 7 | Authorize cluster zoning in all residential zones to consolidate open space in configurations that are more accessible, aesthetic, and usable. | City Planner/Council | Code revised # Projects developed |
| 8 | Adopt a Form-Based Code (FBC) in a residential zone and the downtown district. | City Planner/Council | FBC adopted |
| 9 | Allow off-street parking to compensate for lack of on-street parking when private roads are used. | City Planner/Council | Code revised |
| 10 | Increase SEPA categorical exemptions for residential or mixed-use development. | City Planner/Council | Code revised |
| 11 | Authorize administrative review of preliminary plats - completed . | City Planner/Council | Authorization approved |
| HB 1337 Accessory Dwelling Units (ADUs) | | | |
| 12 | Remove the owner requirement to reside in or occupy the ADU or another housing unit on the site. | City Planner/Council | Code revised # Units developed |
| 13 | Allow ADUs as attached or detached on any minimum lot size required for the principal unit, with zero lot line if on a public alley, of conversions of garages or other existing structures, and without additional parking requirements. | City Planner/Council | Code revised # Units developed |
| 14 | Allow ADUs over 1,000 square feet of a height limit consistent with the principal unit, and with setbacks, coverage, aesthetic, or other requirements that are consistent with those of the principal unit. | City Planner/Council | Code revised # Units developed |
| 15 | Allow ADU sale as a condominium unit independent of the principal unit. | City Planner/Council | Code revised |
| HB 1293 Streamline development regulations | | | |
| 16 | Expedite project permit applications for projects that include dwelling units that | City Planner/Council | Procedures revised |

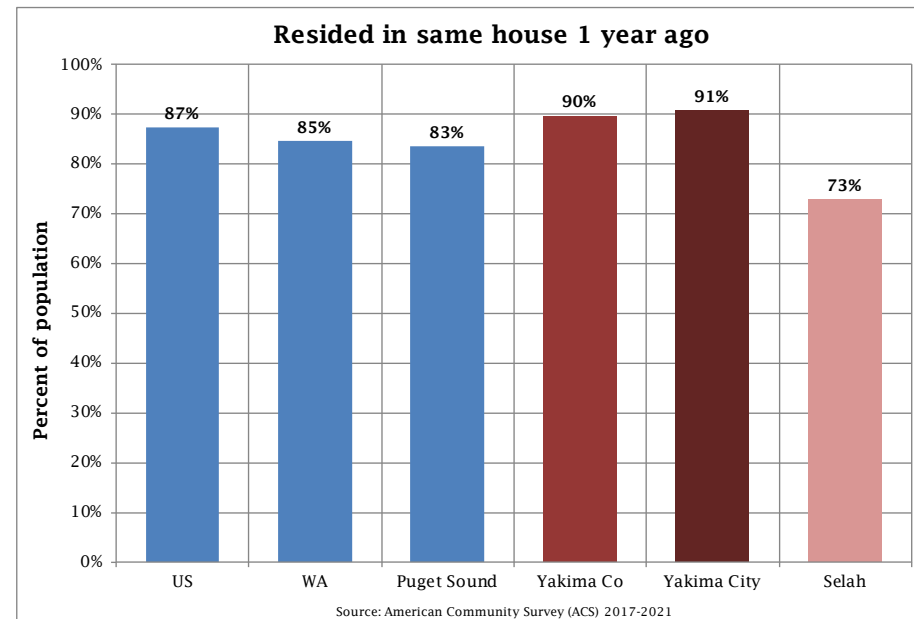
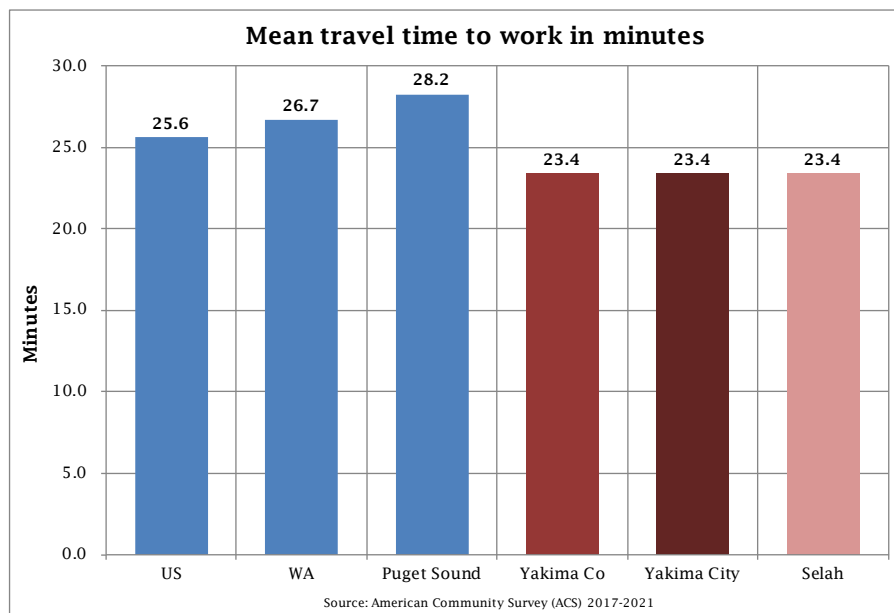
| | | | |
|----|--|--|---------------------------------|
| | are affordable for low-income and moderate-income households. | | |
| 17 | Design guidelines must include one or more ascertainable standard or criterion by which an applicant can determine whether a given building design is permissible. | City Planner/Council | Guidelines revised |
| 18 | Design guidelines may not reduce density, height, bulk, or scale below the generally acceptable development regulations for any other proposal in the zone. | City Planner/Council | Guidelines revised |
| | Program options | | |
| 19 | Provide Section 8 Vouchers paid to landlords for renting households making less than 50% of the Area Median Income (AMI) in Selah. | Yakima Housing Authority | # Section 8 vouchers issued |
| 20 | Provide Mainstream Vouchers in Selah for non-elderly households with a disability. | Yakima Housing Authority | #Mainstream vouchers issued |
| 21 | Provide Tenant Based Rental Assistance (TBRA) vouchers for individuals making less than 30% of AMI homeless or at-risk of homelessness. | Yakima Housing Authority | # TBRA vouchers issued |
| 22 | Initiate repair and renovation program for older housing stock with elderly occupants to prevent deterioration and retain market usable. | City Planner/Council, Private ventures | # Units renovated |
| | Project options | | |
| 23 | Acquire a strategic housing site with mixed-income and mixed housing type potential if residents to be below 80% AMI with 35-year affordability use restriction or use of a land trust for permanent affordability using Land Acquisition Program (LAP). | City Planner/Council | Site acquired |
| 24 | Extend water, sewer, and stormwater services to strategic housing site if 25% of units affordable using Connecting Housing to Infrastructure Program (CHIP). | City Planner/Council | Infrastructure provided |
| 25 | Initiate RFP with criteria, qualifications, proposal, jury selection, performance requirements for acquired strategic housing site. | City Planner/Council | Proposal selected and warranted |
| | Incentive options (reduces city revenues) | | |
| 26 | Reduce or waive building fees, utility connections, and other charges for affordable housing units. | City Planner/Council | % Of cost reduced |
| 27 | Approve a Multifamily Housing Tax Exemption (MFTE) for 8 years if 10-15% of units are affordable, or 12 years if 20% of the units are affordable, or 20 years if 25% of the units are affordable for households at 80% AMI or below. | City Planner/Council | # Units approved for MFTE |
| | Finance options | | |
| 28 | Adopt HB 1590 0.1% Local Housing Sales Tax per RCW 82.14.530 to generate \$23,048 per year dedicated to affordable housing projects and programs. | City Planner/Council | HB 1590 adopted |
| 29 | Adopt REET 2 Housing Authorization per RCE 82.46.035 to collect 0.25% of real estate sales to generate \$142,265 per year dedicated to affordable housing projects and programs. | City Planner/Council | REET adopted |
| 30 | Adopt Affordable Housing Tax Levy per RCW 84.52.105 to collect up to \$0.50 per \$1,000 assessed value and generate \$428,917 per year dedicated to affordable housing projects and programs. | City Planner/Council | Tax levy adopted |

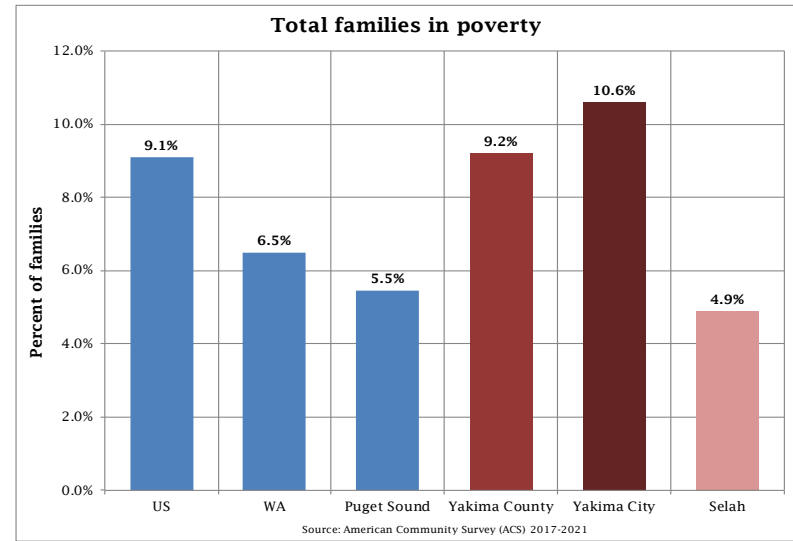
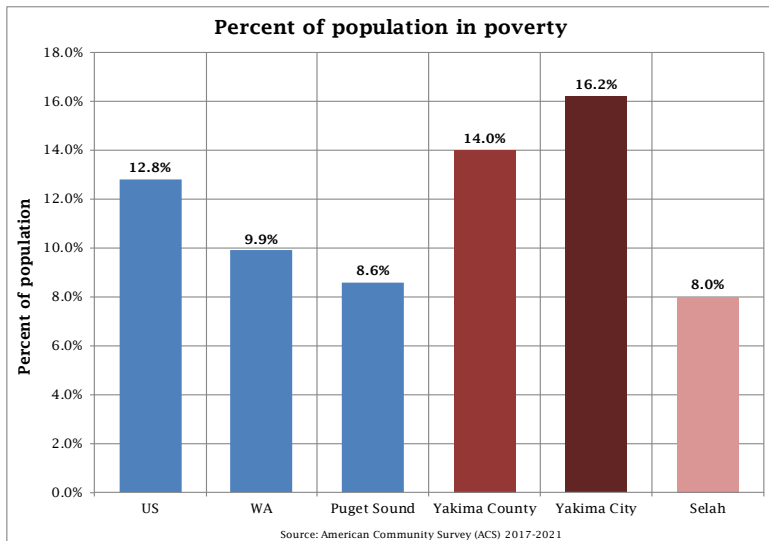
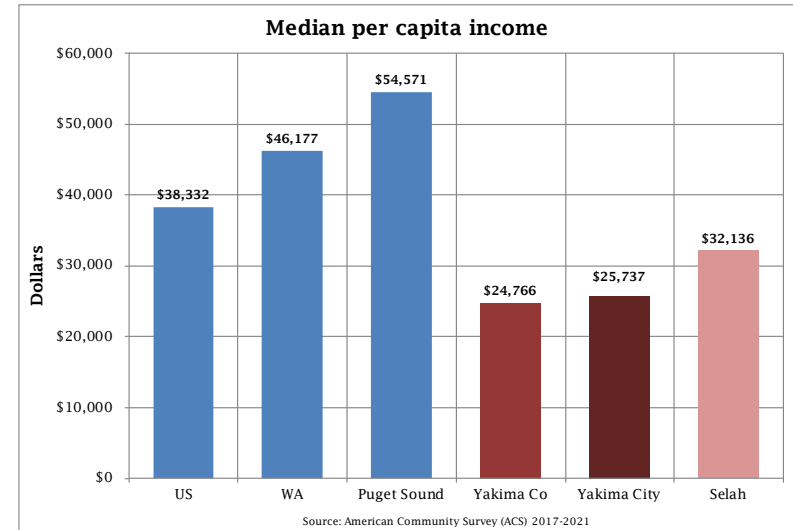
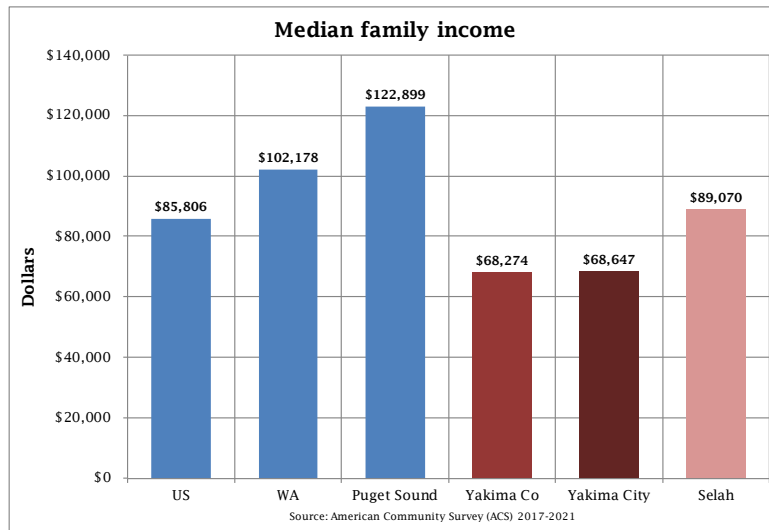
Appendix A: Demographics

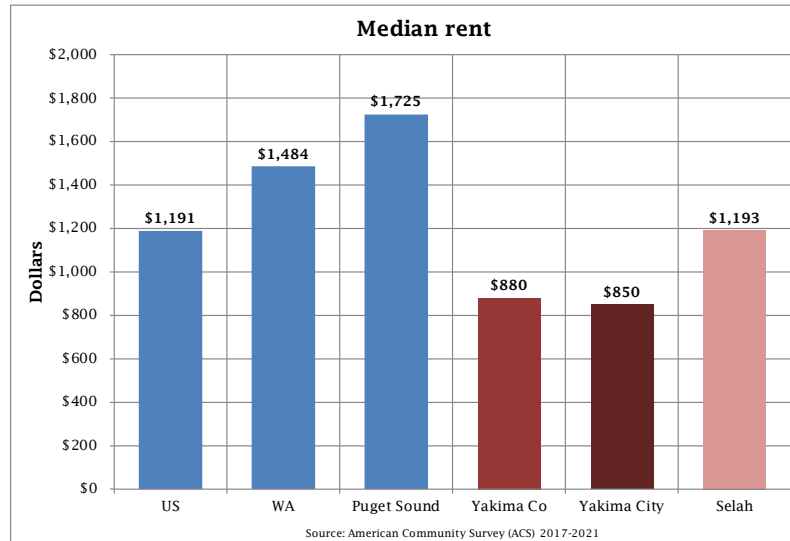
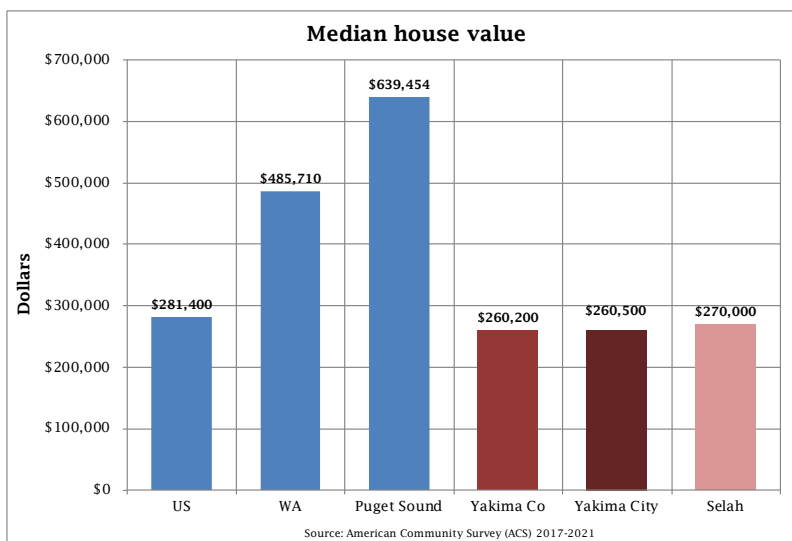
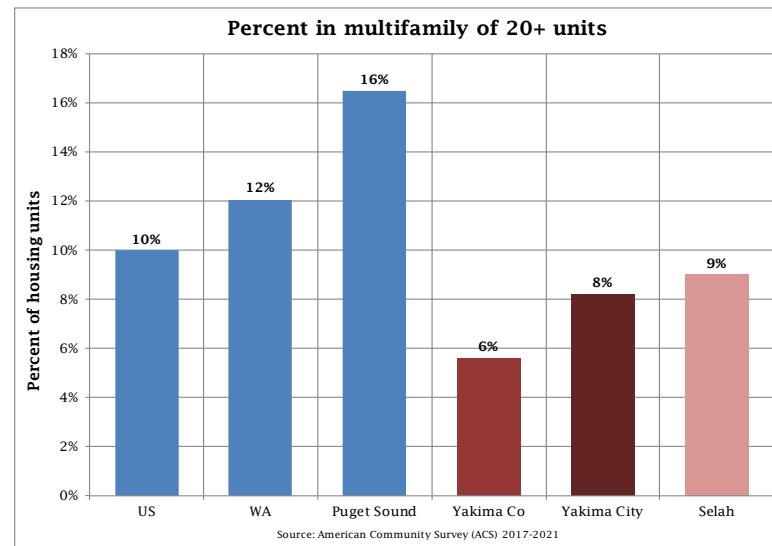
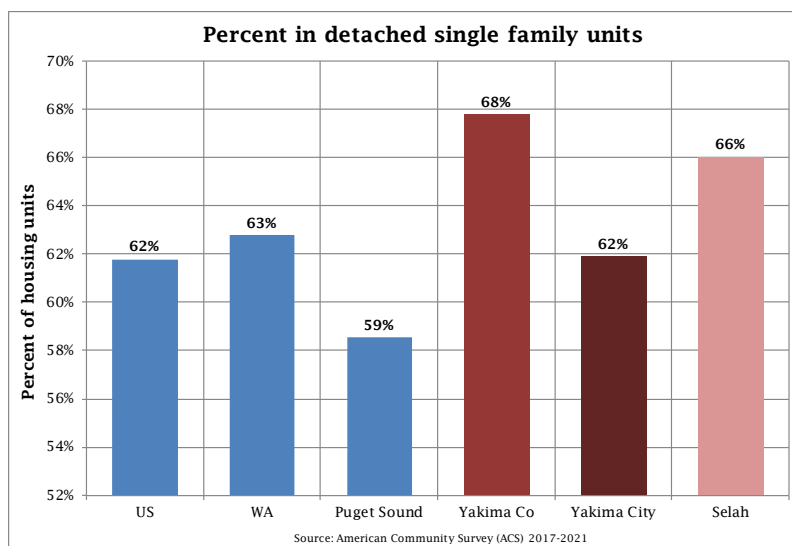


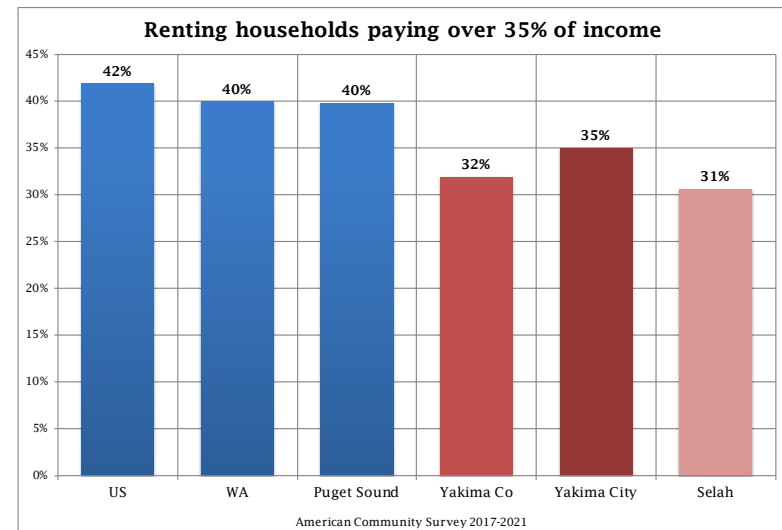
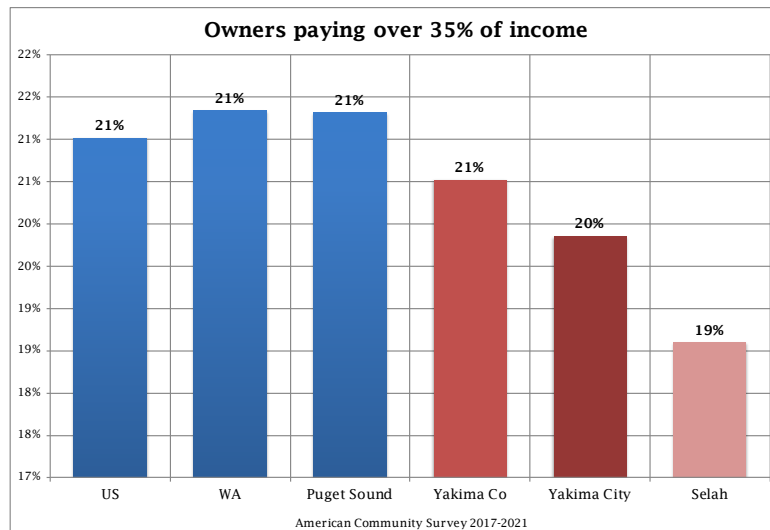
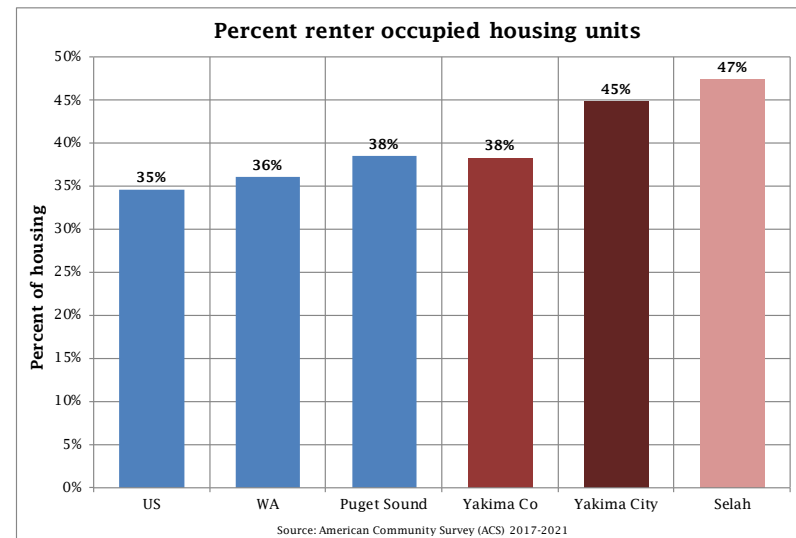
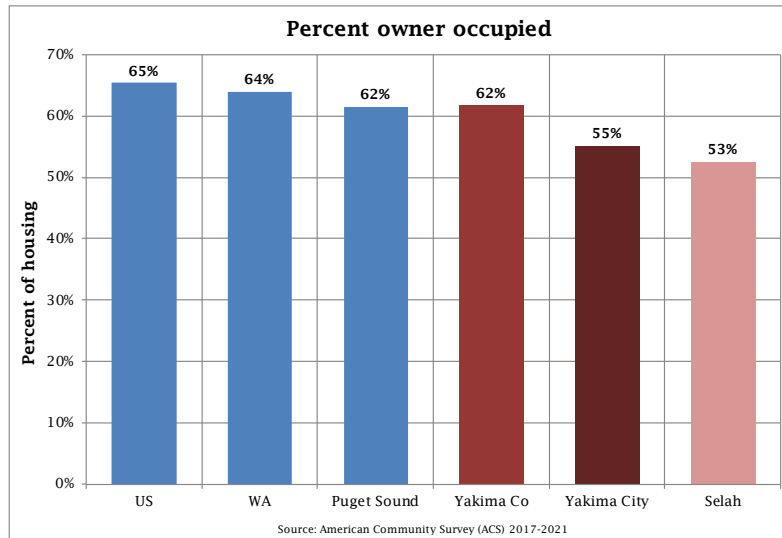


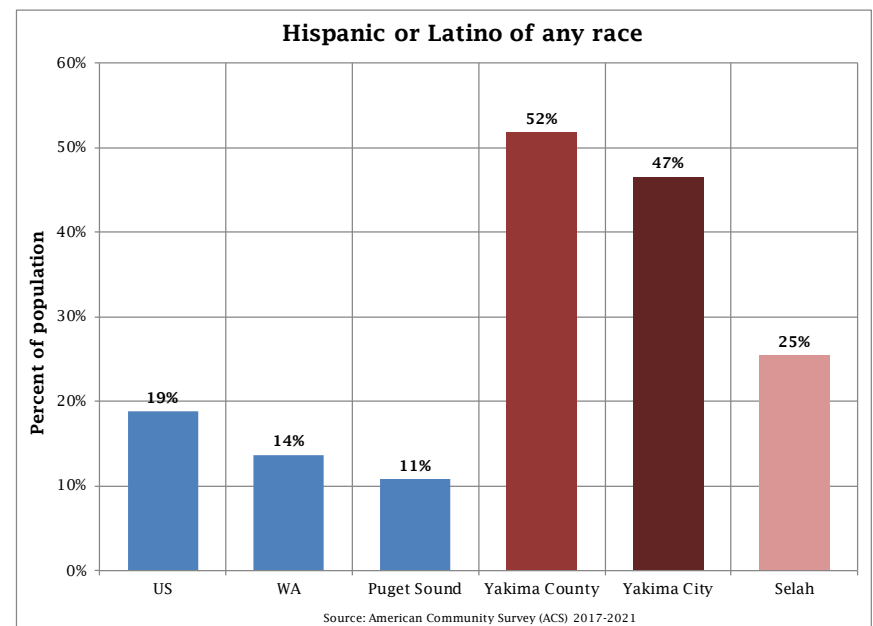
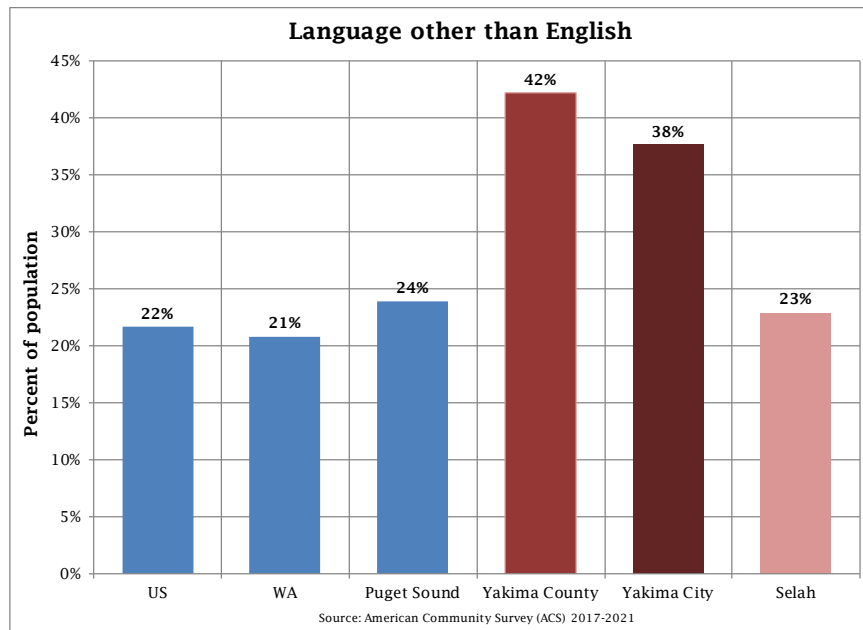




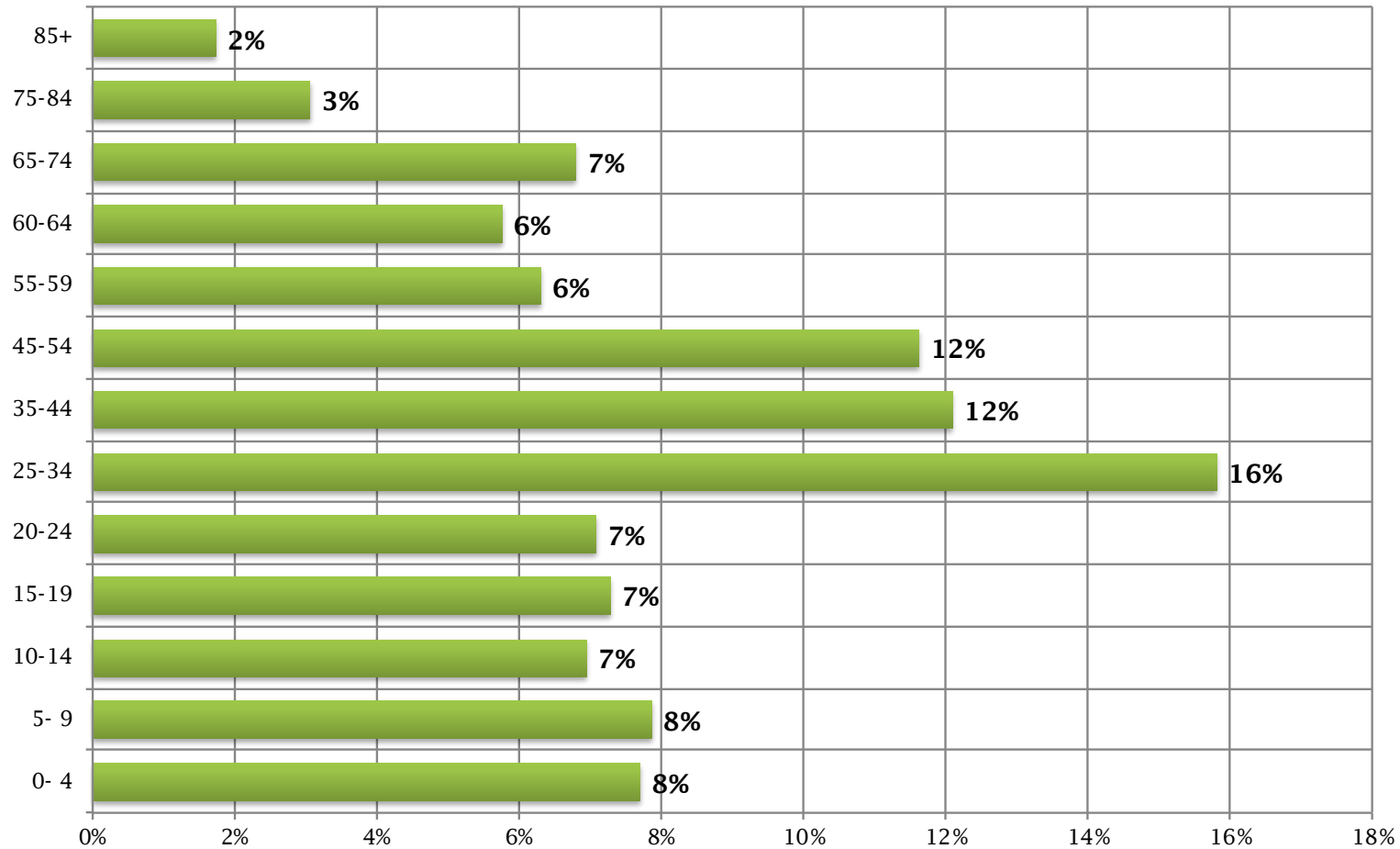








Age distribution in Selah 2021



Source: American Community Survey (ACS) 2017-2021

Public opinion was solicited from a variety of methods including workshops, open houses, and an online survey during the

housing action planning process. Following is a summary of major findings.

Appendix A - 2017-2021 American Community Survey (ACS)

Comparative social statistics - age and household status

| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|--------------------------------|-------------|-----------|-------------|-----------|-------------|-------|
| Persons | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| Households | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| Average household size | 2.54 | 2.51 | 2.53 | 2.90 | 2.53 | 2.46 |
| Families | 82,464,986 | 1,937,081 | 1,072,565 | 60,334 | 22,555 | 2,133 |
| Average family size | 3.15 | 3.08 | 3.06 | 3.48 | 3.26 | 3.11 |
| Percent households in families | 65% | 64% | 63% | 69% | 60% | 66% |
| Population by age | | | | | | |
| 0- 4 | 18,661,245 | 432,524 | 240,243 | 18,620 | 5,623 | 622 |
| 5- 9 | 20,010,813 | 467,851 | 246,584 | 20,291 | 6,129 | 635 |
| 10-14 | 21,821,492 | 492,114 | 265,022 | 23,766 | 8,431 | 561 |
| 15-19 | 21,824,088 | 463,399 | 239,299 | 20,000 | 7,005 | 588 |
| 20-24 | 21,382,643 | 481,655 | 251,456 | 16,915 | 5,761 | 572 |
| 25-34 | 45,079,138 | 1,165,183 | 713,614 | 35,362 | 14,311 | 1,277 |
| 35-44 | 43,733,561 | 1,100,352 | 657,331 | 31,351 | 11,302 | 977 |
| 45-54 | 40,673,717 | 927,446 | 540,263 | 26,896 | 11,074 | 939 |
| 55-59 | 21,141,152 | 466,800 | 253,689 | 13,309 | 4,902 | 509 |
| 60-64 | 21,673,882 | 489,728 | 263,009 | 13,530 | 5,092 | 465 |
| 65-74 | 33,778,204 | 781,030 | 382,497 | 21,687 | 9,541 | 549 |
| 75-84 | 16,151,137 | 347,147 | 170,960 | 9,977 | 4,658 | 247 |
| 85+ | 5,962,673 | 123,463 | 61,900 | 4,331 | 2,736 | 140 |
| Median age | 38.8 | 38.2 | 37.6 | 32.8 | 36.2 | 32.9 |
| Percent under 18 | 73,475,278 | 1,675,782 | 900,804 | 75,372 | 24,166 | 2,154 |
| Percent over 18 | 258,418,467 | 6,062,910 | 3,385,063 | 180,663 | 72,399 | 5,927 |
| Percent 18-64 | 202,526,453 | 4,811,270 | 2,769,706 | 144,668 | 55,464 | 4,991 |
| Percent 65+ | 55,892,014 | 1,251,640 | 615,357 | 35,995 | 16,935 | 936 |
| Family households | 82,464,986 | 1,937,081 | 1,072,565 | 60,334 | 22,555 | 2,133 |
| Percent of all households | 65% | 64% | 63% | 69% | 60% | 66% |
| Married couple | 60,360,084 | 1,503,723 | 853,839 | 39,600 | 13,987 | 1,636 |
| Married couple w/related child | 22,870,106 | 577,001 | 348,404 | 15,657 | 5,010 | 661 |
| Co-habiting couple | 9,195,007 | 260,709 | 139,161 | 10,303 | 4,223 | 197 |
| Co-habiting w/related child | 2,933,896 | 74,593 | 32,715 | 6,151 | 2,008 | 71 |
| Male only | 23,109,048 | 542,988 | 314,606 | 15,265 | 7,555 | 623 |
| Male only w/related child | 1,572,727 | 36,358 | 19,019 | 1,412 | 824 | 42 |
| Female only | 34,880,591 | 714,835 | 383,589 | 21,824 | 11,517 | 766 |
| Female only w/related child | 6,253,443 | 113,896 | 57,156 | 4,436 | 1,776 | 234 |
| Non-family households | 45,079,744 | 1,085,174 | 618,630 | 26,658 | 14,727 | 1,089 |
| Percent of all households | 35% | 36% | 37% | 31% | 40% | 34% |
| Living alone | 36,050,414 | 819,693 | 459,647 | 22,062 | 12,348 | 946 |
| Over 65 | 14,353,577 | 304,599 | 144,605 | 9,996 | 6,499 | 268 |
| Total households | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| Residence 1 year ago | | | | | | |
| Same house 1 year ago | 286,552,923 | 6,474,967 | 3,538,239 | 225,608 | 86,542 | 5,873 |
| Different house in same county | 21,878,668 | 672,181 | 415,705 | 19,599 | 7,332 | 1,455 |
| Different house in same state | 10,698,453 | 237,157 | 118,106 | 3,836 | 752 | 444 |
| Elsewhere | 41,911,615 | 1,182,383 | 703,134 | 26,363 | 1,310 | 1,310 |
| Population 1 year and over | 328,464,538 | 7,657,350 | 4,241,373 | 251,971 | 95,433 | 8,063 |

Comparative social statistics - age and household status

| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|--------------------------------|-------------|-----------|-------------|-----------|-------------|-------|
| Persons | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| Households | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| Average household size | 2.54 | 2.51 | 2.53 | 2.90 | 2.53 | 2.51 |
| Families | 82,464,986 | 1,937,081 | 1,072,565 | 60,334 | 22,555 | 2,133 |
| Average family size | 3.15 | 3.08 | 3.06 | 3.48 | 3.26 | 3.11 |
| Percent households in families | 65% | 64% | 63% | 69% | 60% | 66% |
| Population by age | | | | | | |
| 0- 4 | 6% | 6% | 6% | 7% | 6% | 8% |
| 5- 9 | 6% | 6% | 6% | 8% | 6% | 8% |
| 10-14 | 7% | 6% | 6% | 9% | 9% | 7% |
| 15-19 | 7% | 6% | 6% | 8% | 7% | 7% |
| 20-24 | 6% | 6% | 6% | 7% | 6% | 7% |
| 25-34 | 14% | 15% | 17% | 14% | 15% | 16% |
| 35-44 | 13% | 14% | 15% | 12% | 12% | 12% |
| 45-54 | 12% | 12% | 13% | 11% | 11% | 12% |
| 55-59 | 6% | 6% | 6% | 5% | 5% | 6% |
| 60-64 | 7% | 6% | 6% | 5% | 5% | 6% |
| 65-74 | 10% | 10% | 9% | 8% | 10% | 7% |
| 75-84 | 5% | 4% | 4% | 4% | 5% | 3% |
| 85+ | 2% | 2% | 1% | 2% | 3% | 2% |
| Median age | 38.8 | 38.2 | 37.6 | 32.8 | 36.2 | 32.9 |
| Percent under 18 | 22% | 22% | 21% | 29% | 25% | 27% |
| Percent over 18 | 78% | 78% | 79% | 71% | 75% | 73% |
| Percent 18-64 | 61% | 62% | 65% | 57% | 57% | 62% |
| Percent 65+ | 17% | 16% | 14% | 14% | 18% | 12% |
| Family households | 82,464,986 | 1,937,081 | 1,072,565 | 60,334 | 22,555 | 2,133 |
| Percent of all households | 65% | 64% | 63% | 69% | 60% | 66% |
| Married couple | 73% | 78% | 80% | 66% | 62% | 77% |
| Married couple w/related child | 28% | 30% | 32% | 26% | 22% | 31% |
| Co-habiting couple | 11% | 13% | 13% | 17% | 19% | 9% |
| Co-habiting w/related child | 4% | 4% | 3% | 10% | 9% | 3% |
| Male only | 28% | 28% | 29% | 25% | 33% | 29% |
| Male only w/related child | 2% | 2% | 2% | 2% | 4% | 2% |
| Female only | 42% | 37% | 36% | 36% | 51% | 36% |
| Female only w/related child | 8% | 6% | 5% | 7% | 8% | 11% |
| Non-family households | 45,079,744 | 1,085,174 | 618,630 | 26,658 | 14,727 | 1,089 |
| Percent of all households | 35% | 36% | 37% | 31% | 40% | 34% |
| Living alone | 80% | 76% | 74% | 83% | 84% | 87% |
| Over 65 | 32% | 28% | 23% | 37% | 44% | 25% |
| Total households | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| Residence 1 year ago | | | | | | |
| Same house 1 year ago | 87% | 85% | 83% | 90% | 91% | 73% |
| Different house in same county | 7% | 9% | 10% | 8% | 8% | 18% |
| Different house in same state | 13% | 15% | 3% | 2% | 1% | 6% |
| Elsewhere | 13% | 15% | 17% | 10% | 1% | 16% |
| Population 1 year and over | 328,464,538 | 7,657,350 | 4,241,373 | 251,971 | 95,433 | 8,063 |

Comparative social statistics - education and occupation

| Education (age 25+ yrs) | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|--|-------------|-----------|-------------|-----------|-------------|----------|
| Less than 9th grade | 10,860,370 | 194,034 | 88,366 | 22,505 | 8,998 | 221 |
| 9th-12th grade, no diploma | 13,412,111 | 219,271 | 103,484 | 16,334 | 7,005 | 451 |
| High school graduate | 59,996,344 | 1,168,676 | 569,197 | 43,550 | 14,896 | 1,419 |
| Some college, no degree | 44,048,941 | 1,169,775 | 597,823 | 33,003 | 15,240 | 997 |
| Associate degree | 19,972,235 | 544,731 | 278,065 | 12,212 | 4,343 | 509 |
| Bachelors degree | 48,482,060 | 1,287,465 | 849,960 | 18,886 | 8,540 | 963 |
| Graduate or professional degree | 31,421,403 | 817,197 | 556,368 | 9,953 | 4,594 | 543 |
| Total age 25+ | 228,193,464 | 5,401,149 | 3,043,263 | 156,443 | 63,616 | 5,103 |
| Total population | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| Total persons 16 years+ | 267,057,693 | 6,250,868 | 3,484,137 | 189,619 | 75,497 | 6,208 |
| Total in labor force | 168,236,937 | 3,993,077 | 2,350,064 | 116,848 | 43,114 | 4,199 |
| Total civilian employed | 156,380,433 | 3,696,564 | 2,176,802 | 105,468 | 37,497 | 3,984 |
| Total in armed forces | 1,336,601 | 64,419 | 42,842 | 307 | 0 | 81 |
| Occupation - employed 16+ years | 156,380,433 | 3,696,564 | 2,176,802 | 105,468 | 37,497 | 3,984 |
| Management, business, science, art | 66,001,412 | 1,678,636 | 1,108,290 | 30,576 | 11,977 | 1,570 |
| Service occupations | 25,151,071 | 554,097 | 290,366 | 19,797 | 7,230 | 505 |
| Sales and office occupations | 31,329,510 | 677,758 | 386,957 | 16,441 | 6,748 | 898 |
| Natural resource, construction, main | 13,368,928 | 342,465 | 160,821 | 20,201 | 5,741 | 503 |
| Production, transportation | 20,529,812 | 443,608 | 230,418 | 18,453 | 5,801 | 508 |
| Industry - employed 16+ years | 156,380,433 | 3,696,564 | 2,176,852 | 105,468 | 37,497 | 37,497 |
| Agriculture, forestry, fishing, mining | 2,445,458 | 91,320 | 14,705 | 15,569 | 3,303 | 190 |
| Construction | 10,773,757 | 267,584 | 156,725 | 5,420 | 2,101 | 312 |
| Manufacturing | 15,738,828 | 347,899 | 211,197 | 9,163 | 3,705 | 456 |
| Subtotal base industries | 28,958,043 | 706,803 | 382,627 | 30,152 | 9,109 | 958 |
| Wholesale trade | 3,616,410 | 82,466 | 44,597 | 4,701 | 1,768 | 73 |
| Retail trade | 17,307,114 | 438,617 | 269,968 | 12,470 | 5,084 | 459 |
| Transportation, warehouse, utilities | 9,237,812 | 220,480 | 119,958 | 5,810 | 1,205 | 216 |
| Information | 2,908,107 | 95,831 | 72,552 | 1,006 | 152 | 17 |
| Finance, insurance, real estate | 10,659,331 | 197,593 | 120,117 | 3,156 | 1,610 | 54 |
| Professional, scientific | 19,360,141 | 537,826 | 384,727 | 8,008 | 3,131 | 244 |
| Education, health, and social service | 36,749,102 | 786,465 | 443,427 | 24,574 | 9,488 | 1,212 |
| Arts, entertainment, recreation | 12,892,907 | 287,335 | 160,701 | 7,888 | 3,024 | 251 |
| Other services | 7,170,404 | 150,639 | 87,426 | 3,307 | 1,330 | 201 |
| Public administration | 7,521,062 | 192,509 | 90,702 | 4,396 | 1,596 | 299 |
| Subtotal service industries | 127,422,390 | 2,989,761 | 1,794,175 | 75,316 | 28,388 | 3,026 |
| Total industries | 156,380,433 | 3,696,564 | 2,176,802 | 105,468 | 37,497 | 3,984 |
| Private wage and salary | 123,744,069 | 2,892,978 | 1,747,271 | 85,598 | 30,969 | 2,922 |
| Government workers | 22,860,100 | 588,689 | 306,868 | 15,652 | 5,564 | 859 |
| Self-employed in own business | 9,481,077 | 208,376 | 119,087 | 3,666 | 964 | 203 |
| Unpaid family workers | 295,187 | 6,521 | 3,576 | 552 | 0 | 0 |
| Total | 156,380,433 | 3,696,564 | 2,176,802 | 105,468 | 37,497 | 3,984 |
| Median household income | \$69,717 | \$84,247 | \$102,093 | \$61,012 | \$52,689 | \$64,468 |
| Median family income | \$85,806 | \$102,178 | \$122,899 | \$68,274 | \$68,647 | \$89,070 |
| Per capita income | \$38,332 | \$46,177 | \$54,571 | \$24,766 | \$25,737 | \$32,136 |

Comparative social statistics - education and occupation

| Education (age 25+ yrs) | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|--|-------------|-----------|-------------|-----------|-------------|----------|
| Less than 9th grade | 5% | 4% | 3% | 14% | 14% | 4% |
| 9th-12th grade, no diploma | 6% | 4% | 3% | 10% | 11% | 9% |
| High school graduate | 26% | 22% | 19% | 28% | 23% | 28% |
| Some college, no degree | 19% | 22% | 20% | 21% | 24% | 10% |
| Associate degree | 9% | 10% | 9% | 8% | 7% | 10% |
| Bachelors degree | 21% | 24% | 28% | 12% | 13% | 19% |
| Graduate or professional degree | 14% | 15% | 18% | 6% | 7% | 11% |
| Total age 25+ | 228,193,464 | 5,401,149 | 3,043,263 | 156,443 | 63,616 | 5,103 |
| Total population | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| Total persons 16 years+ | 267,057,693 | 6,250,868 | 3,484,137 | 189,619 | 75,497 | 6,208 |
| Total in labor force | 63% | 64% | 67% | 62% | 57% | 68% |
| Total civilian employed | 59% | 59% | 62% | 56% | 50% | 64% |
| Total in armed forces | 1% | 1% | 1% | 0% | 0% | 1% |
| Occupation - employed 16+ years | 156,380,433 | 3,696,564 | 2,176,802 | 105,468 | 37,497 | 3,984 |
| Managerial, professional | 42% | 45% | 51% | 29% | 32% | 4% |
| Service occupations | 16% | 15% | 13% | 19% | 19% | 1% |
| Sales and office operations | 20% | 18% | 18% | 16% | 18% | 2% |
| Natural resource, construction, main | 9% | 9% | 7% | 19% | 15% | 1% |
| Production, transportation | 13% | 12% | 11% | 17% | 15% | 1% |
| Industry - employed 16+ years | 156,380,433 | 3,696,564 | 2,176,852 | 105,468 | 37,497 | 37,497 |
| Agriculture, forestry, fishing, mining | 2% | 2% | 1% | 15% | 9% | 5% |
| Construction | 7% | 7% | 7% | 5% | 6% | 8% |
| Manufacturing | 10% | 9% | 10% | 9% | 10% | 11% |
| Subtotal base industries | 19% | 19% | 18% | 29% | 24% | 24% |
| Wholesale trade | 2% | 2% | 2% | 4% | 5% | 2% |
| Retail trade | 11% | 12% | 12% | 12% | 14% | 12% |
| Transportation, warehouse, utilities | 6% | 6% | 6% | 6% | 3% | 5% |
| Information | 2% | 3% | 3% | 1% | 0% | 0% |
| Finance, insurance, real estate | 7% | 5% | 6% | 3% | 4% | 1% |
| Education, health, and social service | 12% | 15% | 18% | 8% | 8% | 6% |
| Education, health, and social service | 23% | 21% | 20% | 23% | 25% | 30% |
| Arts, entertainment, recreation | 8% | 8% | 7% | 7% | 8% | 6% |
| Other services | 5% | 4% | 4% | 3% | 4% | 5% |
| Public administration | 5% | 5% | 4% | 4% | 4% | 8% |
| Subtotal service industries | 81% | 81% | 82% | 71% | 76% | 76% |
| Total industries | 156,380,433 | 3,696,564 | 2,176,802 | 105,468 | 37,497 | 3,984 |
| Private wage and salary | 79% | 78% | 80% | 81% | 83% | 73% |
| Government workers | 15% | 16% | 14% | 15% | 15% | 22% |
| Self-employed in own business | 6% | 6% | 5% | 3% | 3% | 5% |
| Unpaid family workers | 0% | 0% | 0% | 1% | 0% | 0% |
| Total | 156,380,433 | 3,696,564 | 2,176,802 | 105,468 | 37,497 | 3,984 |
| Median household income | \$69,717 | \$84,247 | \$102,093 | \$61,012 | \$52,689 | \$64,468 |
| Median family income | \$80,944 | \$88,660 | \$122,899 | \$68,274 | \$68,647 | \$89,070 |
| Per capita income | \$35,672 | \$38,915 | \$54,571 | \$24,766 | \$25,737 | \$32,136 |

Comparative social statistics - income

| Household (family/nonfamily) incom | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|--------------------------------------|-------------|-----------|-------------|-----------|-------------|----------|
| \$ 0- 9,999 | 7,689,277 | 145,555 | 74,350 | 4,709 | 2,490 | 98 |
| \$ 10- 14,999 | 4,919,505 | 85,064 | 36,333 | 3,933 | 2,787 | 36 |
| \$ 15- 24,999 | 9,567,549 | 163,928 | 74,959 | 6,055 | 2,683 | 216 |
| \$ 25- 34,999 | 9,969,826 | 180,568 | 77,658 | 9,145 | 4,266 | 237 |
| \$ 35- 49,999 | 14,364,338 | 298,448 | 137,095 | 12,463 | 5,479 | 487 |
| \$ 50- 74,999 | 21,443,341 | 473,237 | 234,140 | 19,328 | 7,856 | 759 |
| \$ 75- 99,999 | 16,276,811 | 388,883 | 204,225 | 9,461 | 3,821 | 464 |
| \$ 100-149,999 | 20,741,047 | 559,454 | 325,310 | 14,488 | 5,403 | 622 |
| \$ 150-199,999 | 10,096,604 | 304,429 | 203,467 | 4,568 | 1,495 | 90 |
| \$ 200,000+ | 12,476,432 | 422,689 | 323,658 | 2,842 | 1,002 | 213 |
| Total | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| Individuals in poverty status by age | | | | | | |
| Between 18-64 years | 11.9% | 9.6% | 8.3% | 11.6% | 14.0% | 8.7% |
| Over 65 years | 10.3% | 8.2% | 8.3% | 10.6% | 11.4% | 5.3% |
| Total in Poverty 18+ years | 11.6% | 9.3% | 8.3% | 11.4% | 13.4% | 8.2% |
| Percent of Population in Poverty | 12.8% | 9.9% | 8.6% | 14.0% | 16.2% | 8.0% |
| Total families in poverty i | 9.1% | 6.5% | 5.5% | 9.2% | 10.6% | 4.9% |
| Married couples | 4.7% | 3.1% | 2.9% | 2.6% | 2.3% | 0.4% |
| With related children <18 yrs. | 6.2% | 3.9% | 3.5% | 3.8% | 4.2% | 0.0% |
| With related children <5 yrs. | 4.8% | 3.1% | 2.3% | 0.0% | 0.0% | 0.0% |
| Female headed families | 24.4% | 21.8% | 18.9% | 28.5% | 32.4% | 20.9% |
| Female head w/related child <18 | 33.7% | 30.0% | 25.9% | 38.4% | 45.5% | 27.5% |
| With related children <5 yrs. | 37.9% | 33.3% | n/a | 28.5% | 0.0% | - |
| Source of income | | | | | | |
| Earnings | 98,177,629 | 2,369,232 | 1,389,607 | 67,310 | 26,692 | 2,749 |
| Social security | 39,741,545 | 868,074 | 407,531 | 27,541 | 13,922 | 734 |
| Retirement | 30,669,175 | 725,552 | 371,400 | 15,837 | 7,407 | 495 |
| Supplemental security (SSI) | 6,588,644 | 137,428 | 64,559 | 6,714 | 3,122 | 61 |
| Public assistance | 4,282,321 | 122,744 | 68,321 | 4,318 | 2,183 | 42 |
| Amount of income - mean | | | | | | |
| Earnings | \$99,688 | \$118,602 | \$137,761 | \$72,346 | \$68,292 | \$83,917 |
| Social security | \$21,152 | \$22,445 | \$22,975 | \$20,654 | \$19,602 | \$22,215 |
| Retirement | \$29,628 | \$31,927 | \$34,157 | \$26,461 | \$27,290 | \$19,976 |
| Supplemental security (SSI) | \$10,230 | \$10,686 | \$10,529 | \$9,535 | \$8,469 | \$11,231 |
| Public assistance | \$5,240 | \$5,411 | \$6,179 | \$5,493 | \$3,801 | \$1,976 |

Comparative social statistics - income

| Household (family/nonfamily) incom | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|--------------------------------------|-------------|-----------|-------------|-----------|-------------|----------|
| \$ 0- 9,999 | 6% | 5% | 4% | 5% | 7% | 3% |
| \$ 10- 14,999 | 4% | 3% | 2% | 5% | 7% | 1% |
| \$ 15- 24,999 | 8% | 5% | 4% | 7% | 7% | 7% |
| \$ 25- 34,999 | 8% | 6% | 5% | 11% | 11% | 7% |
| \$ 35- 49,999 | 11% | 10% | 8% | 14% | 15% | 15% |
| \$ 50- 74,999 | 17% | 16% | 14% | 22% | 21% | 24% |
| \$ 75- 99,999 | 13% | 13% | 12% | 11% | 10% | 14% |
| \$ 100-149,999 | 16% | 19% | 19% | 17% | 14% | 19% |
| \$ 150-199,999 | 8% | 10% | 12% | 5% | 4% | 3% |
| \$ 200,000+ | 10% | 14% | 19% | 3% | 3% | 7% |
| Total | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| Individuals in poverty status by age | | | | | | |
| Between 18-64 years | 11.9% | 9.6% | 8.3% | 11.6% | 14.0% | 8.7% |
| Over 65 years | 10.3% | 8.2% | 8.3% | 10.6% | 11.4% | 5.3% |
| Total in Poverty 18+ years | 11.6% | 9.3% | 8.3% | 11.4% | 13.4% | 8.2% |
| Percent of Population in Poverty | 12.8% | 9.9% | 8.6% | 14.0% | 16.2% | 8.0% |
| Total families in poverty | 9.1% | 6.5% | 5.5% | 9.2% | 10.6% | 4.9% |
| Married couples | 4.7% | 3.1% | 2.9% | 2.6% | 2.3% | 0.4% |
| With related children <18 yrs. | 6.2% | 3.9% | 3.5% | 3.8% | 4.2% | 0.0% |
| With related children <5 yrs. | 4.8% | 3.1% | 2.3% | 0.0% | 0.0% | 0.0% |
| Female headed families | 24.4% | 21.8% | 18.9% | 28.5% | 32.4% | 20.9% |
| Female head w/related child <18 | 33.7% | 30.0% | 25.9% | 38.4% | 45.5% | 27.5% |
| With related children <5 yrs. | 37.9% | 33.3% | n/a | 28.5% | 0.0% | - |
| Source of income | | | | | | |
| Earnings | 98,177,629 | 2,369,232 | 1,389,607 | 67,310 | 26,692 | 2,749 |
| Social security | 39,741,545 | 868,074 | 407,531 | 27,541 | 13,922 | 734 |
| Retirement | 30,669,175 | 725,552 | 371,400 | 15,837 | 7,407 | 495 |
| Supplemental security (SSI) | 6,588,644 | 137,428 | 64,559 | 6,714 | 3,122 | 61 |
| Public assistance | 4,282,321 | 122,744 | 68,321 | 4,318 | 2,183 | 42 |
| Amount of income - mean | | | | | | |
| Earnings | \$99,688 | \$118,602 | \$137,761 | \$72,346 | \$68,292 | \$83,917 |
| Social security | \$21,152 | \$22,445 | \$22,975 | \$20,654 | \$19,602 | \$22,215 |
| Retirement | \$29,628 | \$31,927 | \$34,157 | \$26,461 | \$27,290 | \$19,976 |
| Supplemental security (SSI) | \$10,230 | \$10,686 | \$10,529 | \$9,535 | \$8,469 | \$11,231 |
| Public assistance | \$5,240 | \$5,411 | \$6,179 | \$5,493 | \$3,801 | \$1,976 |

Comparative social statistics - occupied housing units

| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|-------------------------|-------------|-----------|-------------|-----------|-------------|-------|
| Total housing units | 142,148,050 | 3,257,140 | 1,793,746 | 91,355 | 38,297 | 3,549 |
| Occupied housing units | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| Percent owner occupied | 83,396,988 | 1,933,901 | 1,040,997 | 53,714 | 20,569 | 1,695 |
| Percent renter occupied | 44,147,742 | 1,088,354 | 650,198 | 33,278 | 16,713 | 1,527 |
| Vacant housing units | 14,603,320 | 234,885 | 102,551 | 4,363 | 1,015 | 327 |
| Rooms | | | | | | |
| 1 room | 3,589,031 | 124,082 | 85,271 | 2,956 | 1,568 | 295 |
| 2 rooms | 4,350,654 | 152,964 | 100,299 | 2,657 | 1,996 | 91 |
| 3 rooms | 12,820,515 | 310,843 | 184,316 | 7,248 | 4,205 | 189 |
| 4 rooms | 22,251,103 | 508,216 | 277,227 | 14,767 | 8,482 | 631 |
| 5 rooms | 26,439,561 | 529,718 | 255,974 | 19,404 | 6,055 | 460 |
| 6 rooms | 24,927,199 | 521,248 | 269,478 | 17,302 | 5,358 | 766 |
| 7 rooms | 17,046,581 | 372,158 | 203,076 | 9,643 | 3,592 | 515 |
| 8 rooms | 12,894,229 | 303,059 | 166,702 | 7,369 | 2,609 | 292 |
| 9 rooms or more | 17,829,177 | 434,852 | 251,403 | 10,009 | 4,432 | 310 |
| Mean number of rooms | 5.6 | 5.5 | 5.4 | 5.4 | 5.0 | 5.6 |
| Year Structure Built | | | | | | |
| 2020+ | 1,073,629 | 31,005 | 15,512 | 547 | 454 | - |
| 2010 to 2019 | 13,632,007 | 399,472 | 237,158 | 9,128 | 2,392 | 359 |
| 2000-2009 | 19,697,259 | 507,337 | 270,508 | 8,136 | 3,292 | 422 |
| 1990 to 1999 | 17,452,834 | 472,219 | 247,751 | 10,976 | 3,073 | 451 |
| 1980 to 1989 | 18,532,262 | 420,665 | 256,278 | 11,380 | 4,171 | 499 |
| 1970 to 1979 | 20,442,202 | 461,147 | 228,745 | 15,074 | 6,694 | 598 |
| 1960 to 1969 | 14,202,613 | 279,091 | 171,684 | 8,551 | 3,617 | 436 |
| 1950 to 1959 | 13,738,856 | 226,358 | 123,654 | 8,920 | 3,927 | 209 |
| 1940 to 1949 | 6,474,803 | 145,114 | 73,670 | 6,637 | 4,011 | 179 |
| 1939 or earlier | 16,901,585 | 314,732 | 168,786 | 12,006 | 6,666 | 396 |
| Total housing units | 142,148,050 | 3,257,140 | 1,793,746 | 91,355 | 38,297 | 3,549 |
| Units in structure | | | | | | |
| 1, detached | 87,804,068 | 2,045,045 | 1,050,209 | 61,927 | 23,709 | 2,343 |
| 1, attached | 8,823,839 | 145,792 | 95,473 | 3,260 | 2,356 | 381 |
| 2 | 4,698,934 | 73,160 | 32,868 | 2,700 | 1,706 | 160 |
| 3 or 4 | 6,069,239 | 114,881 | 67,613 | 2,818 | 2,207 | 0 |
| 5-9 | 6,379,448 | 146,318 | 96,857 | 2,943 | 1,981 | 221 |
| 10-19 | 5,996,065 | 151,856 | 103,116 | 1,761 | 932 | 124 |
| 20+ | 14,201,780 | 392,971 | 295,604 | 5,123 | 3,144 | 320 |
| Mobile home/trailer | 8,008,783 | 180,284 | 50,499 | 10,726 | 2,165 | 0 |
| Boat, rv, van, etc. | 165,894 | 6,833 | 1,507 | 97 | 97 | 0 |
| Total | 142,148,050 | 3,257,140 | 1,793,746 | 91,355 | 38,297 | 3,549 |

Comparative social statistics - occupied housing units

| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|-------------------------|-------------|-----------|-------------|-----------|-------------|-------|
| Total housing units | 142,148,050 | 3,257,140 | 1,793,746 | 91,355 | 38,297 | 3,549 |
| Occupied housing units | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| Percent owner occupied | 65% | 64% | 62% | 62% | 55% | 53% |
| Percent renter occupied | 35% | 36% | 38% | 38% | 45% | 47% |
| Vacant housing units | 10.3% | 7% | 6% | 5% | 3% | 9% |
| Rooms | | | | | | |
| 1 room | 3% | 4% | 5% | 3% | 4% | 8% |
| 2 rooms | 3% | 5% | 6% | 3% | 5% | 3% |
| 3 rooms | 9% | 10% | 10% | 8% | 11% | 5% |
| 4 rooms | 16% | 16% | 15% | 16% | 22% | 18% |
| 5 rooms | 19% | 16% | 14% | 21% | 16% | 13% |
| 6 rooms | 18% | 16% | 15% | 19% | 14% | 22% |
| 7 rooms | 12% | 11% | 11% | 11% | 9% | 15% |
| 8 rooms | 9% | 9% | 9% | 8% | 7% | 8% |
| 9 rooms or more | 13% | 13% | 14% | 11% | 12% | 9% |
| Mean number of rooms | 5.6 | 5.5 | 5.4 | 5.4 | 5.0 | 5.6 |
| Year Structure Built | | | | | | |
| 2014+ | 1% | 1% | 1% | 1% | 1% | 0% |
| 2010 to 2013 | 10% | 12% | 13% | 10% | 6% | 10% |
| 2000-2009 | 14% | 16% | 15% | 9% | 9% | 12% |
| 1990 to 1999 | 12% | 14% | 14% | 12% | 8% | 13% |
| 1980 to 1989 | 13% | 13% | 14% | 12% | 11% | 14% |
| 1970 to 1979 | 14% | 14% | 13% | 17% | 17% | 17% |
| 1960 to 1969 | 10% | 9% | 10% | 9% | 9% | 12% |
| 1950 to 1959 | 10% | 7% | 7% | 10% | 10% | 6% |
| 1940 to 1949 | 5% | 4% | 4% | 7% | 10% | 5% |
| 1939 or earlier | 12% | 10% | 9% | 13% | 17% | 11% |
| Total housing units | 142,148,050 | 3,257,140 | 1,793,746 | 91,355 | 38,297 | 3,549 |
| Units in structure | | | | | | |
| 1, detached | 62% | 63% | 59% | 68% | 62% | 66% |
| 1, attached | 6% | 4% | 5% | 4% | 6% | 11% |
| 2 | 3% | 2% | 2% | 3% | 4% | 5% |
| 3 or 4 | 4% | 4% | 4% | 3% | 6% | 0% |
| 5-9 | 4% | 4% | 5% | 3% | 5% | 6% |
| 10-19 | 4% | 5% | 6% | 2% | 2% | 3% |
| 20+ | 10% | 12% | 16% | 6% | 8% | 9% |
| Mobile home/trailer | 6% | 6% | 3% | 12% | 6% | 0% |
| Boat, rv, van, etc. | 0% | 0% | 0% | 0% | 0% | 0% |
| Total | 142,148,050 | 3,257,140 | 1,793,746 | 91,355 | 38,297 | 3,549 |

Comparative social statistics - housing value

| Value (owner-occupied units) | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|---|------------|-----------|-------------|-----------|-------------|-----------|
| \$ 0- 49,999 | 5,012,399 | 63,303 | 21,906 | 4,018 | 1,302 | 27 |
| \$ 50- 99,999 | 6,591,730 | 37,090 | 13,002 | 2,712 | 1,477 | 47 |
| \$ 100-149,999 | 7,393,172 | 37,078 | 8,143 | 5,144 | 2,959 | 91 |
| \$ 150-199,999 | 9,312,599 | 58,649 | 11,703 | 5,514 | 1,182 | 266 |
| \$ 200-299,999 | 16,283,130 | 196,701 | 46,904 | 16,117 | 6,118 | 617 |
| \$ 300-499,999 | 20,456,170 | 618,036 | 262,656 | 15,612 | 5,755 | 545 |
| \$ 500-999,999 | 14,149,578 | 708,089 | 489,772 | 4,110 | 1,567 | 61 |
| \$1,000,000+ | 4,198,210 | 214,955 | 186,911 | 487 | 209 | 41 |
| Total | 83,396,988 | 1,933,901 | 1,040,997 | 53,714 | 20,569 | 1,695 |
| Median value | \$281,400 | \$485,710 | \$639,454 | \$260,200 | \$260,500 | \$270,000 |
| With a mortgage | 51,114,260 | 1,290,609 | 742,882 | 32,110 | 12,567 | 1,398 |
| Without a mortgage | 32,282,728 | 643,292 | 298,115 | 21,604 | 8,002 | 297 |
| Owner costs as % of household income where owner has a mortgage | | | | | | |
| Less than 20.0% | 24,183,280 | 548,712 | 310,462 | 14,782 | 5,624 | 732 |
| 20.0-24.9% | 7,621,860 | 213,602 | 127,376 | 4,272 | 2,161 | 150 |
| 25.0-29.9% | 5,016,096 | 151,185 | 86,467 | 3,002 | 1,189 | 87 |
| 30.0-34.9% | 3,332,250 | 96,298 | 57,524 | 3,025 | 953 | 169 |
| 35.0+% | 10,683,175 | 273,940 | 157,582 | 6,474 | 2,459 | 260 |
| Total | 50,836,661 | 1,283,737 | 739,411 | 31,555 | 12,386 | 1,398 |
| Not computed | 277,599 | 6,872 | 3,471 | 555 | 181 | 0 |
| Rent (renter-occupied units) | | | | | | |
| \$ 0- 500 | 3,320,529 | 56,588 | 27,008 | 3,111 | 1,749 | 120 |
| \$ 500- 999 | 12,202,521 | 177,568 | 46,585 | 15,083 | 8,797 | 304 |
| \$ 1,000-1,499 | 12,853,108 | 298,872 | 154,223 | 8,500 | 3,580 | 774 |
| \$ 1,500-1,999 | 7,483,407 | 274,580 | 202,729 | 2,478 | 1,478 | 241 |
| \$ 2,000-2,999 | 3,236,958 | 131,839 | 108,472 | 442 | 96 | 0 |
| \$ 2,500-2,999 | 1,310,696 | 53,609 | 47,033 | 57 | 0 | 39 |
| \$ 3,000+ | 1,584,642 | 52,764 | 47,225 | 752 | 321 | 0 |
| Total | 41,991,861 | 1,045,820 | 633,275 | 30,423 | 16,021 | 1,478 |
| Median rent | \$1,191 | \$1,484 | \$1,725 | \$880 | \$850 | \$1,193 |
| No cash rent | 2,155,881 | 42,534 | 16,923 | 2,855 | 692 | 49 |
| Gross rent as % of household income in 1999 | | | | | | |
| less than 15% | 5,229,582 | 129,892 | 79,350 | 3,849 | 1,468 | 208 |
| 15.0-19.9% | 5,001,591 | 131,300 | 78,617 | 5,668 | 3,406 | 138 |
| 20.0-24.9% | 5,122,898 | 139,052 | 87,877 | 5,016 | 2,569 | 160 |
| 25.0-29.9% | 4,703,786 | 124,374 | 71,197 | 3,362 | 1,553 | 343 |
| 30.0-34.9% | 3,737,862 | 92,787 | 57,736 | 2,110 | 1,033 | 176 |
| 35.0+% | 17,183,610 | 411,062 | 247,839 | 9,387 | 5,407 | 453 |
| Total | 40,979,329 | 1,028,467 | 622,616 | 29,392 | 15,436 | 1,478 |
| Not computed | 3,168,413 | 59,887 | 27,582 | 3,886 | 1,277 | 49 |

Comparative social statistics - housing value

| Value (owner-occupied units) | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|---|------------|-----------|-------------|-----------|-------------|-----------|
| \$ 0- 49,999 | 6% | 3% | 2% | 7% | 6% | 2% |
| \$ 50- 99,999 | 8% | 2% | 1% | 5% | 7% | 3% |
| \$ 100-149,999 | 9% | 2% | 1% | 10% | 14% | 5% |
| \$ 150-199,999 | 11% | 3% | 1% | 10% | 6% | 16% |
| \$ 200-299,999 | 20% | 10% | 5% | 30% | 30% | 36% |
| \$ 300-499,999 | 25% | 32% | 25% | 29% | 28% | 32% |
| \$ 500-999,999 | 17% | 37% | 47% | 8% | 8% | 4% |
| \$1,000,000+ | 5% | 11% | 18% | 1% | 1% | 2% |
| Total | 83,396,988 | 1,933,901 | 1,040,997 | 53,714 | 20,569 | 1,695 |
| Median value | \$281,400 | \$485,710 | \$639,454 | \$260,200 | \$260,500 | \$270,000 |
| With a mortgage | 61.3% | 66.7% | 71.4% | 59.8% | 61.1% | 82.5% |
| Without a mortgage | 38.7% | 33.3% | 28.6% | 40.2% | 38.9% | 17.5% |
| Owner costs as % of household income where owner has a mortgage | | | | | | |
| Less than 20.0% | 48% | 43% | 42% | 47% | 45% | 52% |
| 20.0-24.9% | 15% | 17% | 17% | 14% | 17% | 11% |
| 25.0-29.9% | 10% | 12% | 12% | 10% | 10% | 6% |
| 30.0-34.9% | 7% | 8% | 8% | 10% | 8% | 12% |
| 35.0+% | 21% | 21% | 21% | 21% | 20% | 19% |
| Total | 50,836,661 | 1,283,737 | 739,411 | 31,555 | 12,386 | 1,398 |
| Not computed | 277,599 | 6,872 | 3,471 | 555 | 181 | 0 |
| Rent (renter-occupied units) | | | | | | |
| \$ 0- 500 | 8% | 5% | 4% | 10% | 11% | 8% |
| \$ 500- 999 | 29% | 17% | 7% | 50% | 55% | 21% |
| \$ 1,000-1,499 | 31% | 29% | 24% | 28% | 22% | 52% |
| \$ 1,500-1,999 | 18% | 26% | 32% | 8% | 9% | 16% |
| \$ 2,000-2,999 | 8% | 13% | 17% | 1% | 1% | 0% |
| \$ 2,500-2,999 | 3% | 5% | 7% | 0% | 0% | 3% |
| \$ 3,000+ | 4% | 5% | 7% | 2% | 2% | 0% |
| Total | 41,991,861 | 1,045,820 | 633,275 | 30,423 | 16,021 | 1,478 |
| Median rent | \$1,191 | \$1,484 | \$1,725 | \$880 | \$850 | \$1,193 |
| No cash rent | 2,155,881 | 42,534 | 16,923 | 2,855 | 692 | 49 |
| Gross rent as % of household income in 1999 | | | | | | |
| less than 15% | 13% | 13% | 13% | 13% | 10% | 14% |
| 15.0-19.9% | 12% | 13% | 13% | 19% | 22% | 9% |
| 20.0-24.9% | 13% | 14% | 14% | 17% | 17% | 11% |
| 25.0-29.9% | 11% | 12% | 11% | 11% | 10% | 23% |
| 30.0-34.9% | 9% | 9% | 9% | 7% | 7% | 12% |
| 35.0+% | 42% | 40% | 40% | 32% | 35% | 31% |
| Total | 40,979,329 | 1,028,467 | 622,616 | 29,392 | 15,436 | 1,478 |
| Not computed | 3,168,413 | 59,887 | 27,582 | 3,886 | 1,277 | 49 |

Comparative social statistics - transportation characteristics

| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|---|-------------|-----------|-------------|-----------|-------------|-------|
| Employed workers 16 years and older | 154,314,179 | 3,668,157 | 2,166,348 | 102,439 | 36,735 | 4,055 |
| Commute to work | | | | | | |
| Car, truck, or van - drove alone | 104,650,121 | 2,273,416 | 1,203,396 | 78,924 | 26,917 | 3,541 |
| Car, truck, or van - carpooled | 12,018,354 | 259,225 | 141,487 | 12,808 | 5,239 | 214 |
| Public transportation/ taxi/ferry | 3,793,329 | 77,898 | 66,628 | 58 | 58 | 0 |
| Walked or biked | 3,399,405 | 102,305 | 64,232 | 1,625 | 522 | 39 |
| Other means | 2,884,872 | 67,769 | 41,987 | 1,381 | 541 | 67 |
| Worked at home | 27,568,098 | 887,544 | 648,618 | 7,643 | 3,458 | 194 |
| Total | 154,314,179 | 3,668,157 | 2,166,348 | 102,439 | 36,735 | 4,055 |
| Mean travel time to work in minutes | 25.6 | 26.0 | 28.2 | 20.8 | 19.5 | 16.2 |
| Vehicles per occupied housing unit(own) | 127,544,730 | 3,022,255 | 2,976,112 | 86,992 | 37,282 | 3,222 |
| 0 vehicle | 10,263,494 | 200,944 | 127,958 | 5,202 | 3,965 | 119 |
| 1 vehicle | 41,959,133 | 918,242 | 551,040 | 20,892 | 10,551 | 791 |
| 2 vehicles | 47,337,486 | 1,101,748 | 611,519 | 30,323 | 13,669 | 1,297 |
| 3+ vehicles | 27,984,617 | 801,321 | 400,678 | 30,575 | 9,097 | 1,015 |

Comparative social statistics - transportation characteristics

| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|---|-------------|-----------|-------------|-----------|-------------|-------|
| Employed workers 16 years and older | 154,314,179 | 3,668,157 | 2,166,348 | 102,439 | 36,735 | 4,055 |
| Commute to work | | | | | | |
| Car, truck, or van - drove alone | 68% | 62% | 56% | 77% | 73% | 87% |
| Car, truck, or van - carpooled | 8% | 7% | 7% | 13% | 14% | 5% |
| Public transportation/ taxi/ferry | 2% | 2% | 3% | 0% | 0% | 0% |
| Walked or biked | 2% | 3% | 3% | 2% | 1% | 1% |
| Other means | 2% | 2% | 2% | 1% | 1% | 2% |
| Worked at home | 18% | 24% | 30% | 7% | 9% | 5% |
| Total | 154,314,179 | 3,668,157 | 2,166,348 | 102,439 | 36,735 | 4,055 |
| Mean travel time to work in minutes | 25.6 | 26.7 | 28.2 | 23.4 | 23.4 | 23.4 |
| Vehicles per occupied housing unit(own) | 127,544,730 | 3,022,255 | 2,976,112 | 86,992 | 37,282 | 3,222 |
| 0 vehicle | 8% | 7% | 4% | 6% | 11% | 4% |
| 1 vehicle | 33% | 30% | 19% | 24% | 28% | 25% |
| 2 vehicles | 37% | 36% | 21% | 35% | 37% | 40% |
| 3+ vehicles | 22% | 27% | 13% | 35% | 24% | 32% |

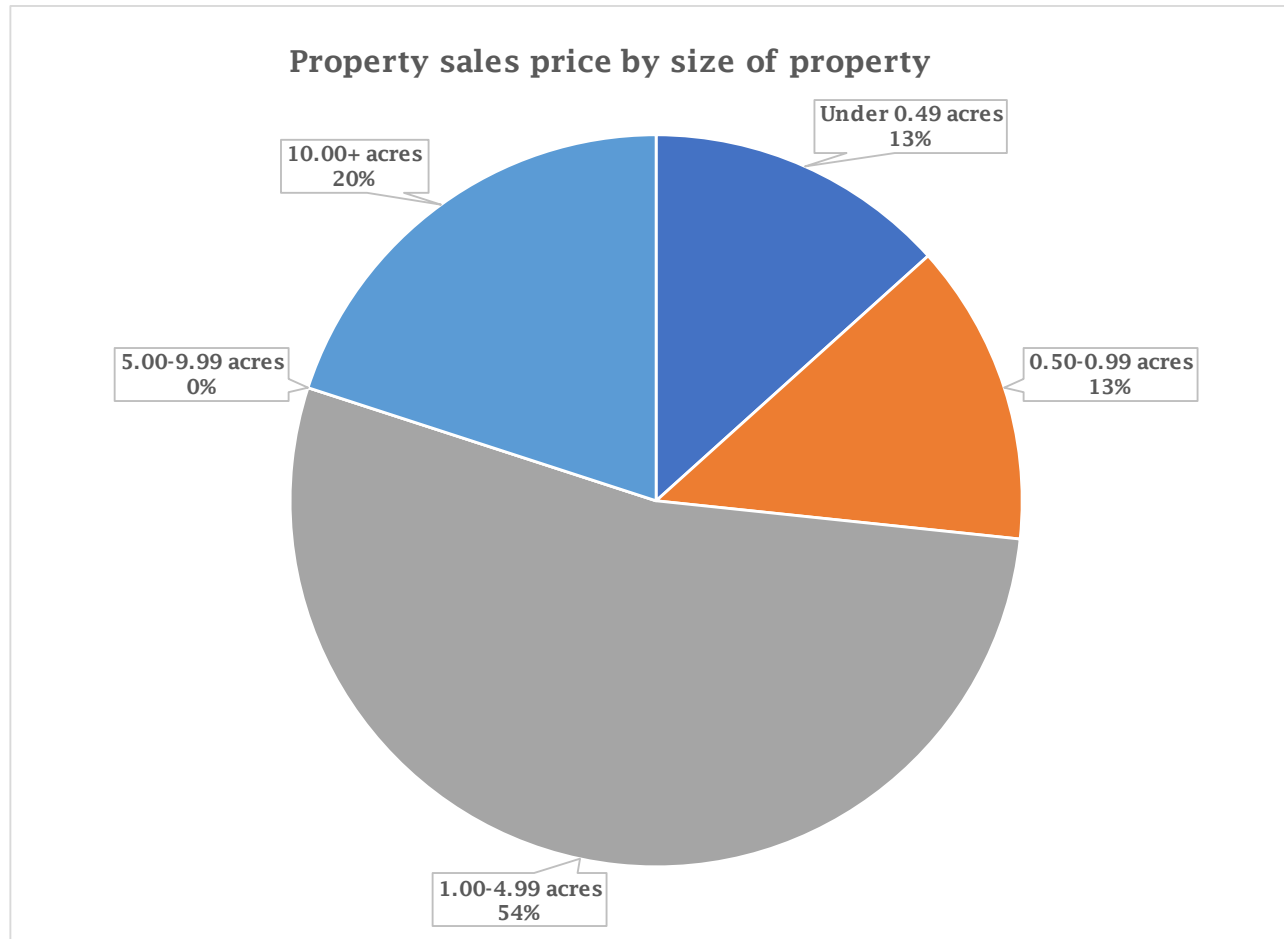
Comparative social statistics - race and language

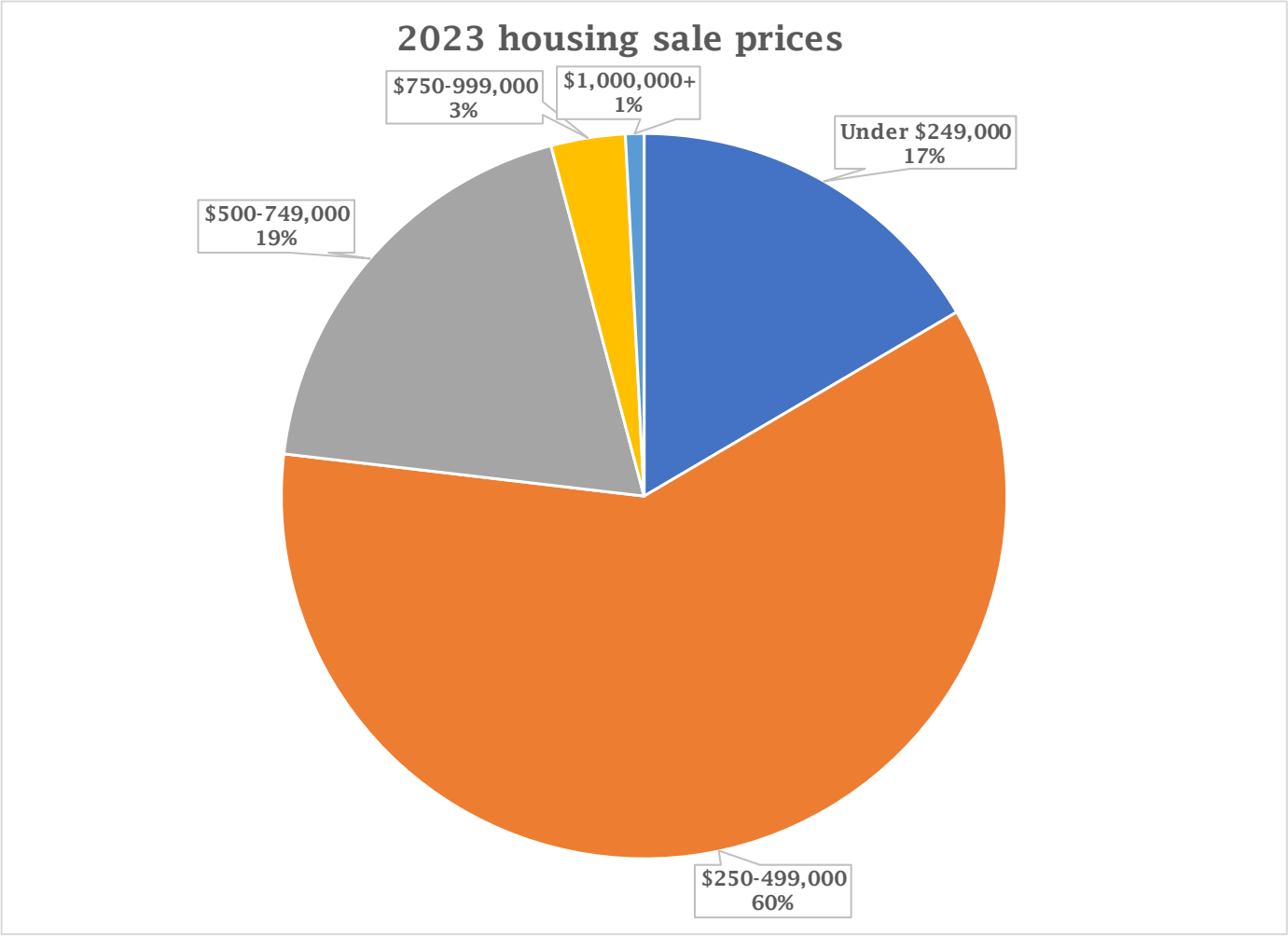
| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|---|-------------|-----------|-------------|-----------|-------------|-------|
| Total population | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| One race | 290,007,306 | 6,782,025 | 3,767,843 | 184,344 | 73,934 | 7,268 |
| Two or more races | 41,886,439 | 956,667 | 518,024 | 71,691 | 22,631 | 813 |
| Race alone or in combination with one or more other races | | | | | | |
| White | 202,981,791 | 5,139,448 | 2,616,273 | 114,337 | 45,843 | 5,660 |
| Black or African American | 40,194,304 | 308,785 | 256,583 | 2,142 | 830 | 128 |
| American Indian and Alaska Native | 3,158,694 | 100,624 | 39,772 | 7,872 | 958 | 43 |
| Asian | 19,157,288 | 732,701 | 632,524 | 3,142 | 1,172 | 116 |
| Native Hawaiian and other Pacific Isl | 612,448 | 54,556 | 36,136 | 973 | 345 | 0 |
| Some other race | 23,902,781 | 445,911 | 186,555 | 55,878 | 22,086 | 1,321 |
| Two or more races | 41,886,439 | 956,667 | 518,024 | 71,691 | 22,631 | 813 |
| Total population | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| Hispanic or Latino of any race | 62,529,064 | 1,059,156 | 462,101 | 132,566 | 44,925 | 2,058 |
| Not Hispanic or Latino | 269,364,681 | 6,679,536 | 3,823,766 | 123,469 | 51,640 | 6,023 |
| Population 5 years and over | 313,232,500 | 7,306,168 | 4,045,624 | 237,415 | 90,942 | 7,459 |
| English only | 245,478,064 | 5,785,531 | 3,078,686 | 137,230 | 56,702 | 5,751 |
| Language other than English | 67,754,436 | 1,520,637 | 966,938 | 100,185 | 34,240 | 1,708 |
| Speak English less than very w | 25,921,267 | 578,749 | 364,900 | 37,039 | 12,998 | 247 |
| Spanish | 41,254,941 | 630,325 | 250,395 | 95,356 | na | 1,619 |
| Speak English less than very w | 16,299,869 | 248,590 | 95,608 | 36,095 | na | 243 |
| Other languages | 26,499,495 | 890,312 | 716,543 | 4,829 | na | 89 |
| Speak English less than very w | 9,621,398 | 330,159 | 269,292 | 944 | na | 4 |
| Total households | 127,544,730 | 3,022,255 | 1,691,195 | 86,992 | 37,282 | 3,222 |
| With a computer | 121,224,032 | 2,927,265 | 1,652,255 | 81,153 | 33,166 | 3,134 |
| With broadband internet access | 114,964,205 | 2,825,261 | 1,608,961 | 75,082 | 30,255 | 2,679 |

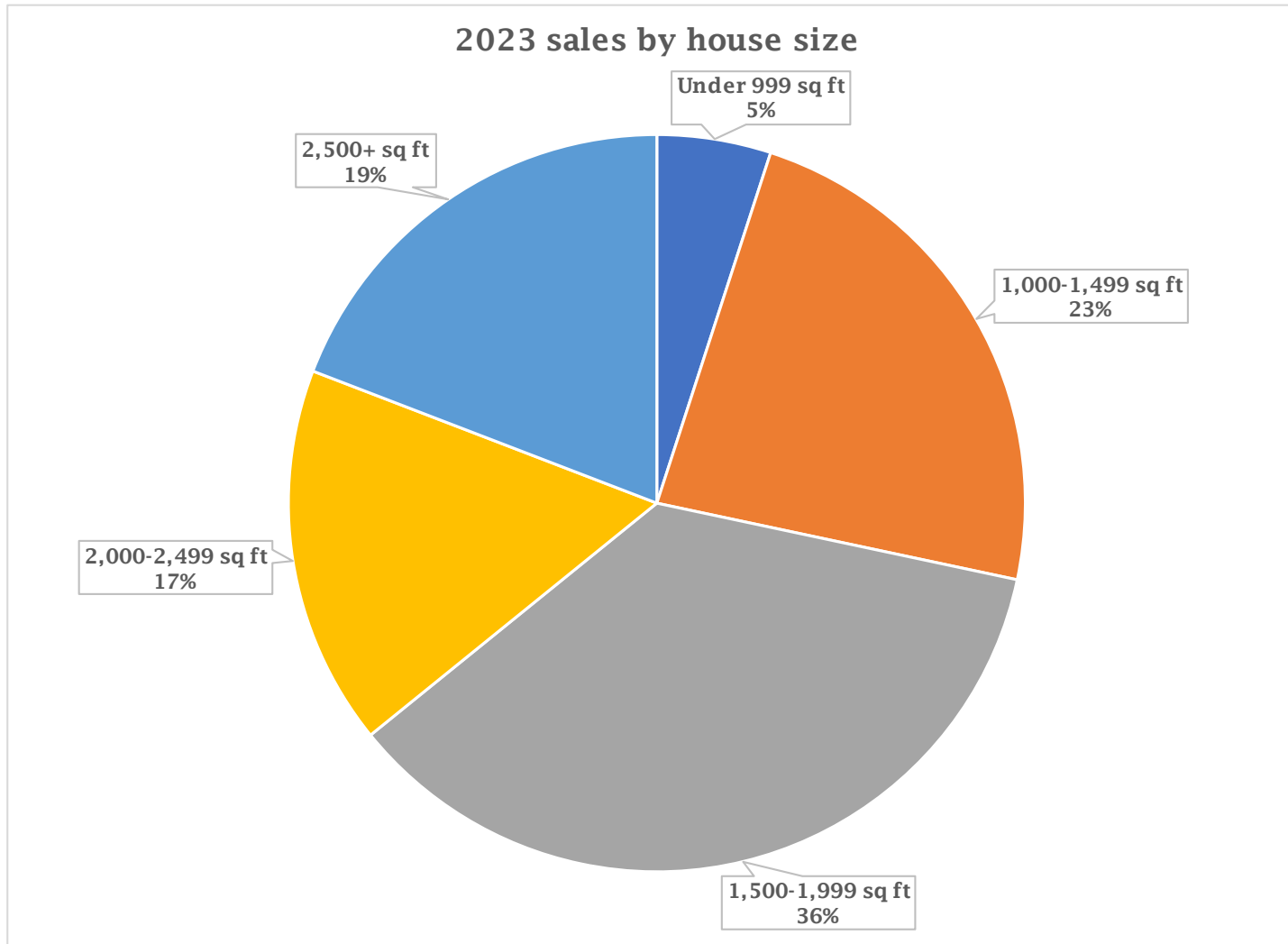
Comparative social statistics - race and language

| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|---|-------------|-----------|-------------|-----------|-------------|-------|
| Total population | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| One race | 87% | 88% | 88% | 72% | 77% | 90% |
| Two or more races | 13% | 12% | 12% | 28% | 23% | 10% |
| Race alone or in combination with one or more other races | | | | | | |
| White | 61% | 66% | 61% | 45% | 47% | 70% |
| Black or African American | 12% | 4% | 6% | 1% | 1% | 2% |
| American Indian and Alaska Native | 1% | 1% | 1% | 3% | 1% | 1% |
| Asian | 6% | 9% | 15% | 1% | 1% | 1% |
| Native Hawaiian and other Pacific Isl | 0% | 1% | 1% | 0% | 0% | 0% |
| Some other race | 7% | 6% | 4% | 22% | 23% | 16% |
| Two or more races | 14% | 14% | 14% | 39% | 31% | 11% |
| Total population | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| Hispanic or Latino of any race | 19% | 14% | 11% | 52% | 47% | 25% |
| Not Hispanic or Latino | 81% | 86% | 89% | 48% | 53% | 75% |
| Population 5 years and over | 313,232,500 | 7,306,168 | 4,045,624 | 237,415 | 90,942 | 7,459 |
| English only | 78% | 79% | 76% | 58% | 62% | 77% |
| Language other than English | 22% | 21% | 24% | 42% | 38% | 23% |
| Speak English less than very w | 38% | 38% | 38% | 37% | 38% | 14% |
| Spanish | 13% | 9% | 6% | 40% | 0% | 22% |
| Speak English less than very w | 40% | 39% | 38% | 38% | #DIV/0! | 15% |
| Other languages | 8% | 12% | 18% | 2% | 0% | 1% |
| Speak English less than very w | 36% | 37% | 38% | 20% | #DIV/0! | 4% |
| Computers and internet access | | | | | | |
| With a computer | 95% | 97% | 98% | 93% | 89% | 97% |
| With broadband internet access | 90% | 93% | 95% | 86% | 81% | 83% |

Appendix B: Housing sales trends/critical skills







Selah housing sales 2023

Source - Zillow sales report 2 October 2023

Houses

| Date | Address | Size | Price |
|--------|----------------------|-------|-----------|
| 6-Jan | 1830 Collins Rd | 1,782 | \$580,000 |
| 13-Jan | 517 Game Ridge Rd | 1,846 | \$609,000 |
| 13-Jan | 495 E Huntzinger Rd | 3,260 | \$500,000 |
| 18-Jan | 81 Poplar Ln | 1,620 | \$245,000 |
| 20-Jan | 469 Mapleway Rd | 2,420 | \$603,000 |
| 30-Jan | 202 Clemans View Rd | 2,040 | \$410,000 |
| 10-Feb | 211 Rankin Rd | 1,176 | \$206,325 |
| 10-Feb | 502 N 4th St | 1,426 | \$370,000 |
| 10-Feb | 657 Cabin Ln | 1,620 | \$258,825 |
| 16-Feb | 1109 Chrestview Dr | 1,601 | \$399,000 |
| 17-Feb | 300 Johnson Rd | 1,084 | \$350,000 |
| 24-Feb | 1650 Buffalo Rd | 2,922 | \$469,500 |
| 28-Feb | 2451 Speyers Rd | 1,152 | \$504,900 |
| 1-Mar | 341 Mullins Rd | 1,524 | \$315,000 |
| 3-Mar | 1412 W Cherry Ave | 1,424 | \$245,000 |
| 13-Mar | 171 Quail Ridge Rd | 3,597 | \$919,000 |
| 14-Mar | 705 W Fremont Ave | 1,930 | \$275,000 |
| 15-Mar | 1602 W 1st Ave | 1,736 | \$500,000 |
| 15-Mar | 641 Hoffman Rd | 2,124 | \$490,500 |
| 17-Mar | 1703 Cedar Ln | 2,697 | \$515,000 |
| 23-Mar | 3251 Sleah Loop Rd | 982 | \$240,000 |
| 23-Mar | 1550 Gibson Rd | 2,016 | \$439,000 |
| 23-Mar | 40 Pheasant Haven Rd | 2,153 | \$399,900 |
| 27-Mar | 141 McPherson Ln | 2,407 | \$399,000 |
| 30-Mar | 416 S 3rd St | 1,125 | \$100,000 |
| 31-Mar | 2038 Selah Loop Rd | 1,080 | \$295,000 |
| 31-Mar | 1204 W Pear Ave | 1,228 | \$325,000 |
| 31-Mar | 701 Jamie Dr | 1,478 | \$290,000 |
| 31-Mar | 701 Jamie Dr | 1,478 | \$290,000 |
| 31-Mar | 2720 N Wenas Rd | 1,484 | \$367,500 |
| 31-Mar | 460 McPherson Ln | 2,052 | \$415,000 |
| 6-Apr | 1206 Mayer Dt | 2,274 | \$595,000 |
| 7-Apr | 1607 Cedar Ln | 3,189 | \$555,500 |
| 10-Apr | 71 Nagler Rd | 1,456 | \$410,000 |
| 12-Apr | 109 Hillcrest Dr | 1,816 | \$522,000 |
| 12-Apr | 109 Hillcrest Dr | 2,726 | \$522,000 |
| 13-Apr | 707 Terrace Dr | 2,076 | \$485,000 |
| 13-Apr | 707 Terrace Dr | 3,732 | \$485,000 |
| 14-Apr | 805 W Naches Ave | 1,288 | \$425,000 |
| 14-Apr | 931 Parish Rd | 1,752 | \$360,000 |
| 14-Apr | 801 W Home Ave | 1,968 | \$295,000 |
| 14-Apr | 805 W Naches Ave | 2,488 | \$425,000 |
| 17-Apr | 850 Cabin Ln | 1,650 | \$278,000 |
| 17-Apr | 311 N 4th St | 1,900 | \$318,000 |
| 17-Apr | 507 N 15th St | 2,608 | \$435,000 |
| 24-Apr | 1400 Valhalla Loop | 2,143 | \$500,000 |
| 5-May | 551 Lampe Rd | 1,950 | \$250,500 |

Properties

| Date | Address | Size | Price |
|-------------------------------|-------------------------|---------------|--------------------|
| 13-Sep | 600 Vista Del Sol Ave | 0.27 | \$105,000 |
| 1-Sep | 1106 Heritage Hills Ln | 0.29 | \$109,000 |
| 24-Apr | 101 Lookout Point Dr | 0.54 | \$105,000 |
| 31-Mar | 321 Lookout Point Dr | 0.78 | \$100,000 |
| 3-Mar | 0 Nkc Wickstrom Ln | 1.00 | \$120,000 |
| 22-Sep | 1640 Nagler Rd | 1.17 | \$125,000 |
| 24-Mar | 1552 W Goodlander Rd #4 | 1.51 | \$259,000 |
| 19-Jul | Nka Collins Rd | 2.00 | \$135,000 |
| 10-Feb | 4076 Selah Loop Rd | 2.34 | \$80,000 |
| 6-Jul | 473 Sagewood Dr | 2.41 | \$80,000 |
| 9-Jun | Mla Tibbling Rd #4 | 2.60 | \$145,000 |
| 26-Jun | Nka Tibbling Rd #3 | 2.90 | \$150,000 |
| 14-Jul | Nka Freimuth Rd | 9.14 | \$160,000 |
| 25-Aug | Nka Sitka Ln | 10.56 | \$65,000 |
| 27-Sep | 6371 N Wenas Rd | 77.00 | \$690,000 |
| Subtotal | | 114.51 | \$2,428,000 |
| Average price per acre | | 10.41 | \$21,203 |
| Number transactions | | | 11 |
| 5-Apr | 1304 Heritage Hills Pl | | \$107,000 |
| 14-Apr | Wenas Rd | | \$110,000 |
| 20-Apr | 454 Clemans View Rd | | \$50,000 |
| 27-Jun | Terry Ln | | \$85,000 |
| 6-Jul | Sagewood Dr | | \$80,000 |
| 6-Jul | N of S | | \$69,900 |
| 6-Jul | Conrad Rd | | \$100,000 |
| 11-Jul | 903 Verde Ln | | \$75,000 |
| 14-Jul | Freimuth Rd | | \$160,000 |
| 17-Jul | Kodiak Canyon Ln | | \$137,750 |
| 21-Jul | 142 Longmire Ln | | \$30,000 |
| 28-Jul | 905 Verde Ln | | \$75,000 |
| 31-Jul | 1520 Valhalla Loop | | \$135,000 |
| Subtotal | | | \$1,214,650 |
| Total | | | \$3,642,650 |
| Total transactions | | | 24 |
| Price per transaction | | | \$151,777 |
| | | | |
| Under 0.49 acres | | 13% | 2 |
| 0.50-0.99 acres | | 13% | 2 |
| 1.00-4.99 acres | | 53% | 8 |
| 5.00-9.99 acres | | 0% | 0 |
| 10.00+ acres | | 20% | 3 |
| Total | | | 15 |

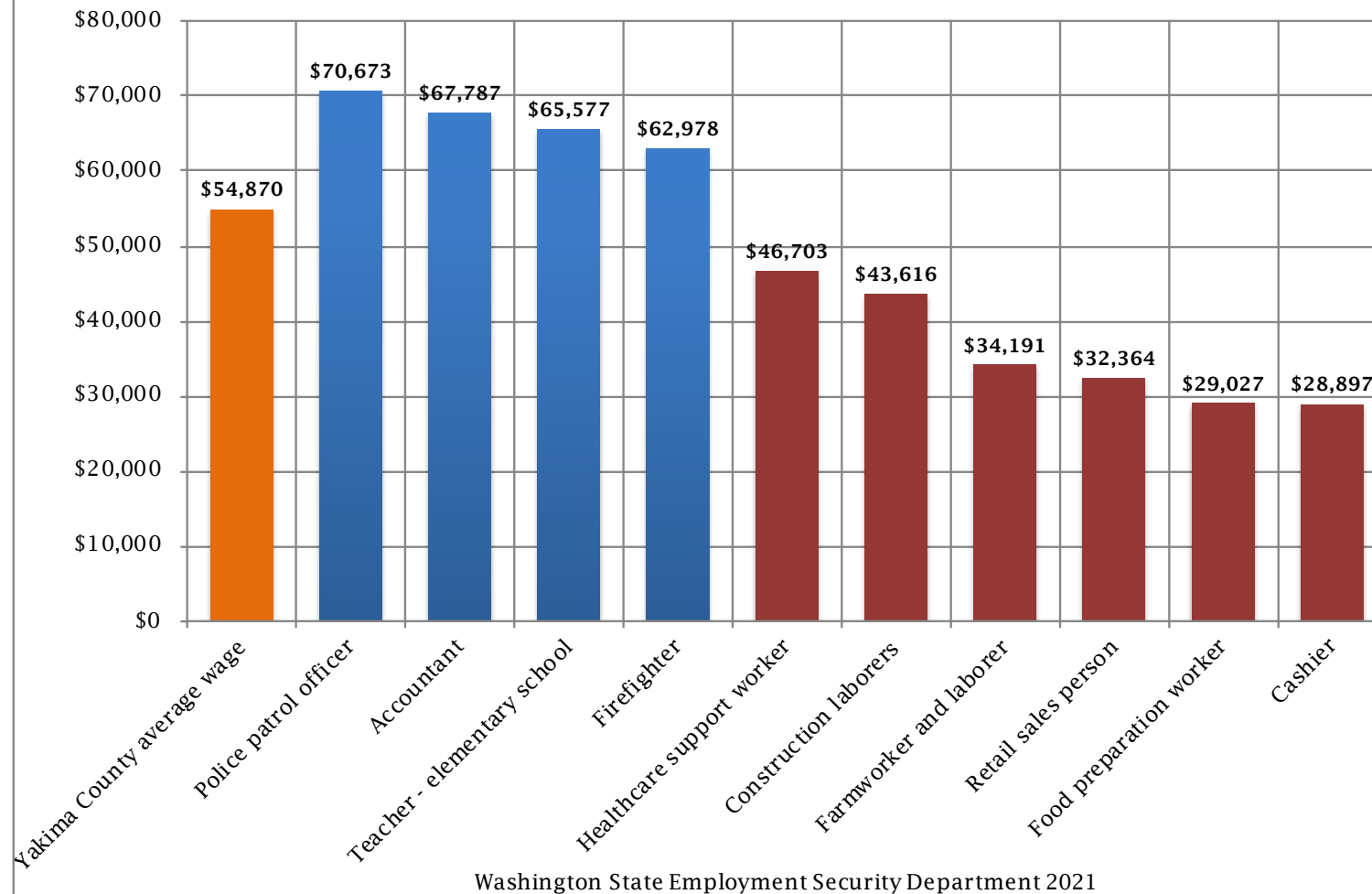
| | | | |
|--------|---------------------------|-------|-------------|
| 8-May | 1305 Heritage Hills Pl | 3,600 | \$798,250 |
| 8-May | 1100 Selah Loop Rd | 5,424 | \$300,100 |
| 9-May | 220 Twin Peaks Rd | 3,740 | \$900,000 |
| 12-May | 2100 Selah Loop Rd | 1,056 | \$215,000 |
| 12-May | 200 Anna Ln | 1,782 | \$349,900 |
| 12-May | 190 Wenas View Dr | 1,872 | \$444,000 |
| 12-May | 505 Viewcrest Pl | 2,234 | \$379,000 |
| 13-May | 90 Spring Hill Ln | 1,590 | \$465,000 |
| 13-May | 508 Jegel Ct | 1,900 | \$405,000 |
| 15-May | 707 W Fremont Ave | 1,704 | \$275,000 |
| 16-May | 1891 N Wenas Rd | 1,584 | \$350,000 |
| 26-May | 304 1/2 N Wenas Rd | 720 | \$135,000 |
| 26-May | 201 Taylor Loop Rd | 1,483 | \$190,000 |
| 26-May | 118 W Goodlander Rd | 1,484 | \$325,000 |
| 26-May | 9500 N Wenas Rd | 2,376 | \$340,000 |
| 26-May | 1203 W Yakima Ave | 2,730 | \$535,000 |
| 31-May | 808 Selah Vista Way | 1,134 | \$420,000 |
| 31-May | 1963 Freimuth Rd | 1,809 | \$395,000 |
| 1-Jun | 130 Marisa Hill Dr | 2,660 | \$695,000 |
| 2-Jun | 1970 Reservoir Loop Rd | 942 | \$240,000 |
| 2-Jun | 21 Mighthawk Ln | 1,564 | \$320,000 |
| 2-Jun | 221 Sunset Vista Ln | 2,200 | \$594,000 |
| 5-Jun | 571 Point Dr | 1,782 | \$196,278 |
| 7-Jun | 110 Elby Ln | 2,216 | \$377,000 |
| 7-Jun | Pleasant Ave | | \$216,000 |
| 8-Jun | 1480 N Wenas Rd | 1,440 | \$359,000 |
| 8-Jun | 1100 Crestview Dr | 1,607 | \$390,000 |
| 8-Jun | 201 Poplar Ln | 1,716 | \$355,000 |
| 9-Jun | 1200 Conrad Rd | 3,360 | \$425,000 |
| 13-Jun | 506 N 14th St | 1,732 | \$400,000 |
| 13-Jun | 1707 W 1st Ave | 2,000 | \$432,000 |
| 15-Jun | 1130 N Wena Rd Trailer 1C | 896 | \$60,000 |
| 15-Jun | 2285 Selah Loop Rd | 1,729 | \$459,900 |
| 16-Jun | 402 Apple Way | 1,845 | \$433,000 |
| 16-Jun | 1304 Cedar Ln | 2,598 | \$439,950 |
| 21-Jun | 200 Shaw Rd | 1,937 | \$480,000 |
| 23-Jun | 410 S 6th St | 1,236 | \$65,000 |
| 23-Jun | 70 Sitka Ln | 1,296 | \$335,000 |
| 26-Jun | 117 W Goodlander Rd | 1,177 | \$315,000 |
| 28-Jun | 832 S 4th St | 1,704 | \$393,000 |
| 30-Jun | 616 S 1st St | 1,006 | \$130,000 |
| 30-Jun | 306 S 3rd St | 1,080 | \$224,000 |
| 30-Jun | 90 Missouri Ave | 1,650 | \$290,000 |
| 3-Jul | 123 E Fremont Ave | 684 | \$230,000 |
| 5-Jul | 80 Buttercup Ln | 1,648 | \$449,900 |
| 5-Jul | 890 Ames Rd | 3,125 | \$1,190,000 |
| 7-Jul | 1204 W Yakima Ave | 2,017 | \$410,000 |
| 13-Jul | 1019 Goodlander Dr | 2,527 | \$528,000 |
| 14-Jul | 119 Freedom Ln | 1,008 | \$184,900 |
| 14-Jul | 831 Brathovde Rd | 1,494 | \$335,000 |
| 14-Jul | 702 Mapleway Rd | 2,292 | \$699,000 |
| 21-Jul | 771 Collins Rd | 1,124 | \$175,000 |

| | | | |
|-----------------------------------|-------------------------|----------------|---------------------|
| 21-Jul | 411 Lancaster Rd | 1,629 | \$465,000 |
| 24-Jul | 12600 Freimuth Rd | 1,814 | \$302,000 |
| 28-Jul | 1060 N Wenas Rd Unit 44 | 784 | \$59,995 |
| 21-Aug | 1604 W Orchard Ave | 1,580 | \$385,000 |
| 21-Aug | 1403 Heritage Hills Ct | 2,414 | \$595,000 |
| 22-Aug | 703 Daugherty Pl | 1,296 | \$211,000 |
| 22-Aug | 1406 W Sherry Ave | 2,151 | \$421,500 |
| 22-Aug | 781 Gibson Rd | 2,522 | \$700,000 |
| 24-Aug | 1206 W Home Ave | 1,575 | \$347,000 |
| 25-Aug | 806 W Sherry Ave | 1,731 | \$302,000 |
| 25-Aug | 630 Mapleway Rd | 2,752 | \$572,000 |
| 29-Aug | 3701 S Wenas Rd | 1,710 | \$399,000 |
| 31-Aug | 61 Bridge Vista Ln | 1,728 | \$285,000 |
| 1-Sep | 575 Parish Rd | 1,888 | \$645,000 |
| 8-Sep | 1564 Valhalla Loop | 2,515 | \$350,000 |
| 18-Sep | 605 Sage Ave | 2,600 | \$375,000 |
| 25-Sep | 2121 S Wenas Rd | 1,924 | \$778,000 |
| 26-Sep | 122 Westridge Rd | 1,510 | \$340,000 |
| 26-Sep | 221 Lookout Pt Dr | 4,897 | \$610,000 |
| 28-Sep | 810 South 4th | 1,465 | \$370,000 |
| 29-Sep | 1092 Crusher Canyon Rd | 1,924 | \$288,800 |
| 29-Sep | 391 Buffalo Road | 2,582 | \$630,000 |
| Total | | 231,985 | \$48,664,923 |
| Average house sale price | | | \$402,189 |
| Average house size | | | 1,917 |
| Sale price per square foot | | | \$210 |

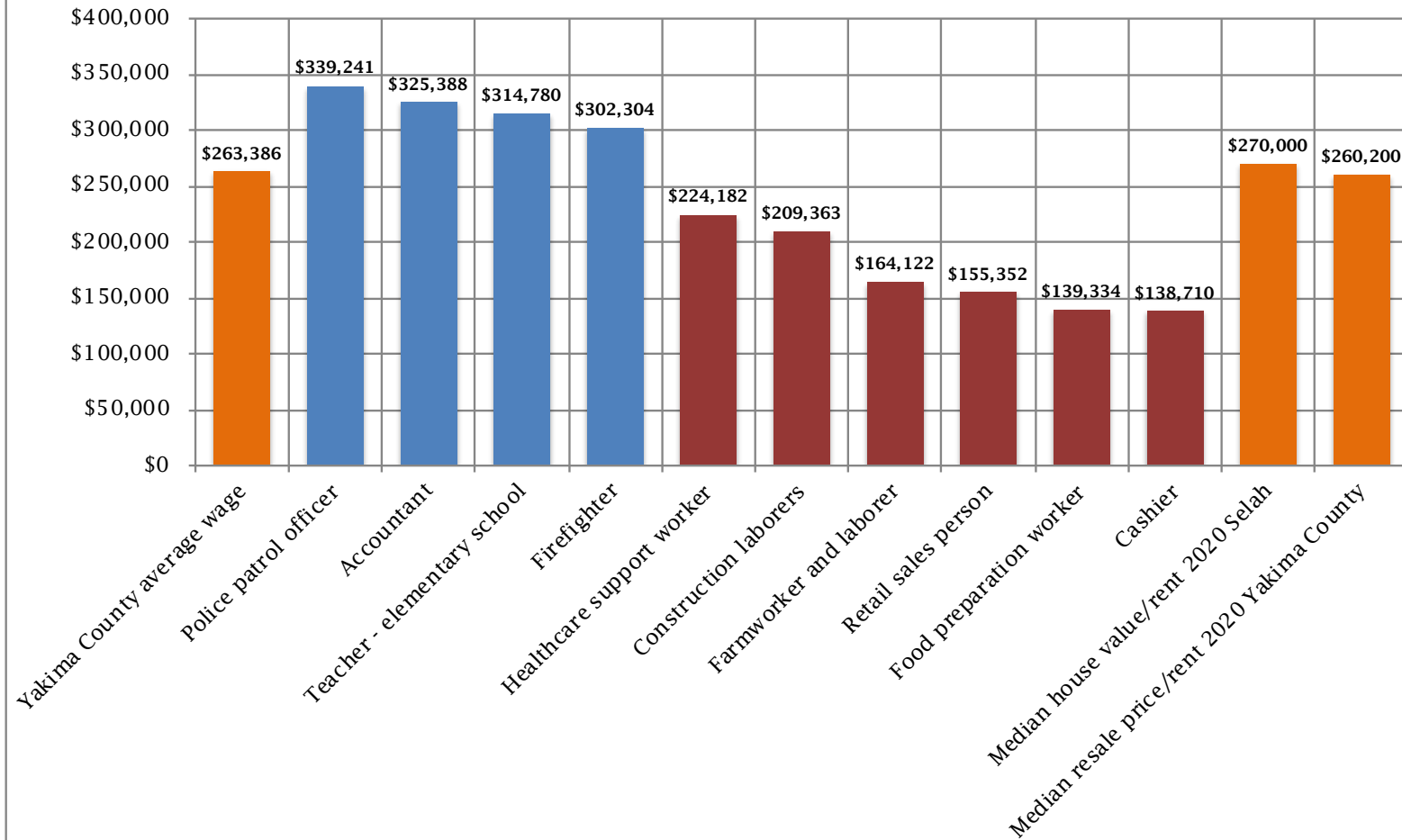
Houses

| | | |
|-------------------|-------------|------------|
| Under \$249,000 | 17% | 20 |
| \$250-499,000 | 60% | 73 |
| \$500-749,000 | 19% | 23 |
| \$750-999,000 | 3% | 4 |
| \$1,000,000+ | 1% | 1 |
| Total | 100% | 121 |
| | | |
| Under 999 sq ft | 5% | 6 |
| 1,000-1,499 sq ft | 23% | 28 |
| 1,500-1,999 sq ft | 36% | 43 |
| 2,000-2,499 sq ft | 17% | 20 |
| 2,500+ sq ft | 19% | 23 |
| Total | 100% | 120 |

Average wage of critical occupations in 2020

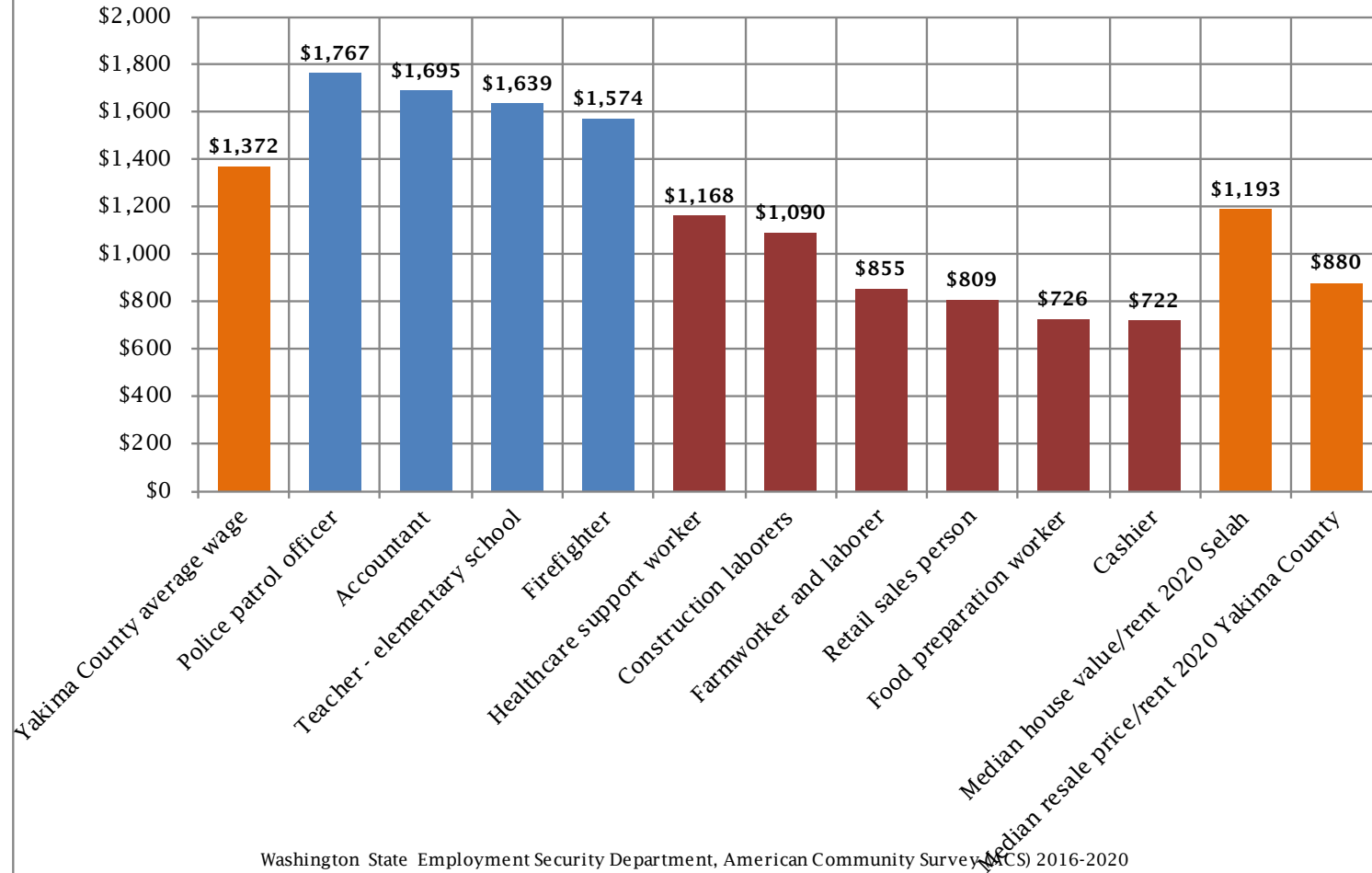


Home purchasing capacity by occupation in 2021



Washington State Employment Security Department, American Community Survey (ACS) 2016-2020

Monthly rental capability by occupation in 2021



Appendix B: Critical Skills Housing Capability

| | Average hourly wage(1) | Average annual income(1) | Available housing costs(2) | Home sales capability(3) | Monthly rental capability(4) |
|--|------------------------------|--------------------------------|----------------------------------|--------------------------------|------------------------------------|
| Wage and salary levels 2020 | | | | | |
| Yakima County average wage | \$26.38 | \$54,870 | \$1,143 | \$263,386 | \$1,372 |
| Police patrol officer | \$33.98 | \$70,673 | \$1,472 | \$339,241 | \$1,767 |
| Accountant | \$32.59 | \$67,787 | \$1,412 | \$325,388 | \$1,695 |
| Teacher - elementary school | \$31.53 | \$65,577 | \$1,366 | \$314,780 | \$1,639 |
| Firefighter | \$30.27 | \$62,978 | \$1,312 | \$302,304 | \$1,574 |
| Healthcare support worker | \$22.46 | \$46,703 | \$973 | \$224,182 | \$1,168 |
| Construction laborers | \$20.96 | \$43,616 | \$909 | \$209,363 | \$1,090 |
| Farmworker and laborer | \$16.44 | \$34,191 | \$712 | \$164,122 | \$855 |
| Retail sales person | \$15.56 | \$32,364 | \$674 | \$155,352 | \$809 |
| Food preparation worker | \$13.96 | \$29,027 | \$605 | \$139,334 | \$726 |
| Cashier | \$13.89 | \$28,897 | \$602 | \$138,710 | \$722 |
| Median house value/rent 2020 Selah | | | | \$270,000 | \$1,193 |
| Median resale price/rent 2020 Yakima County | | | | \$260,200 | \$880 |

Sources and notes:

- (1) Average income - Washington State Employment Security Department 2020 Occupational Employment and Wage Estimates for rural counties in Eastern Washington for selected occupations.
- (2) Housing available - assumes 25% of household income for mortgage payment exclusive of utilities, taxes, insurance, and maintenance.
- (3) Assumes 10% down, 30 year fixed rate of 4.00%.
- (4) Rental available - assumes 30% of household income for rent payment exclusive of utilities.

| | Average annual income(1) | Available housing costs(2) | Home sales capability(3) | Monthly rental capability(4) |
|----------------------------|--------------------------------|----------------------------------|--------------------------------|------------------------------------|
| Yakima County average wage | \$26.38 | \$54,870 | \$1,143 | \$263,386 |
| | | \$10,000 | \$208 | \$48,002 |
| | | \$15,000 | \$313 | \$72,002 |
| | | \$20,000 | \$417 | \$96,003 |
| | | \$25,000 | \$521 | \$120,004 |
| | | \$30,000 | \$625 | \$144,005 |
| | | \$35,000 | \$729 | \$168,005 |
| | | \$40,000 | \$833 | \$192,006 |
| | | \$45,000 | \$938 | \$216,007 |
| | | \$50,000 | \$1,042 | \$240,008 |
| | | \$55,000 | \$1,146 | \$264,008 |
| | | \$60,000 | \$1,250 | \$288,009 |
| | | \$65,000 | \$1,354 | \$312,010 |
| | | \$70,000 | \$1,458 | \$336,011 |
| | | \$75,000 | \$1,563 | \$360,012 |
| | | \$80,000 | \$1,667 | \$384,012 |
| | | \$85,000 | \$1,771 | \$408,013 |
| | | \$90,000 | \$1,875 | \$432,014 |
| | | \$95,000 | \$1,979 | \$456,015 |
| | | \$100,000 | \$2,083 | \$480,015 |

Median wage inflation adjusted

| | Hourly WA | Yakima Count WA | Annual WA | Yakima Count |
|------|--------------|--------------------|--------------|--------------|
| 1990 | \$20.58 | \$10.08 | \$42,806 | \$20,966 |
| 1991 | \$21.02 | \$10.61 | \$43,722 | \$22,069 |
| 1992 | \$21.20 | \$11.00 | \$44,096 | \$22,880 |
| 1993 | \$21.17 | \$11.31 | \$44,034 | \$23,525 |
| 1994 | \$21.09 | \$11.64 | \$43,867 | \$24,211 |
| 1995 | \$21.20 | \$12.02 | \$44,096 | \$25,002 |
| 1996 | \$21.39 | \$12.29 | \$44,491 | \$25,563 |
| 1997 | \$21.80 | \$12.68 | \$45,344 | \$26,374 |
| 1998 | \$22.46 | \$13.15 | \$46,717 | \$27,352 |
| 1999 | \$22.86 | \$13.58 | \$47,549 | \$28,246 |
| 2000 | \$23.20 | \$14.14 | \$48,256 | \$29,411 |
| 2001 | \$23.95 | \$14.73 | \$49,816 | \$30,638 |
| 2002 | \$24.34 | \$15.14 | \$50,627 | \$31,491 |
| 2003 | \$24.20 | \$15.48 | \$50,336 | \$32,198 |
| 2004 | \$24.01 | \$15.72 | \$49,941 | \$32,698 |
| 2005 | \$24.03 | \$16.21 | \$49,982 | \$33,717 |
| 2006 | \$24.16 | \$16.65 | \$50,253 | \$34,632 |
| 2007 | \$24.44 | \$17.12 | \$50,835 | \$35,610 |
| 2008 | \$24.63 | \$17.48 | \$51,230 | \$36,358 |
| 2009 | \$25.64 | \$17.98 | \$53,331 | \$37,398 |
| 2010 | \$25.35 | \$18.47 | \$52,728 | \$38,418 |
| 2011 | \$25.41 | \$18.76 | \$52,853 | \$39,021 |
| 2012 | \$25.05 | \$19.07 | \$52,104 | \$39,666 |
| 2013 | \$25.18 | \$19.34 | \$52,374 | \$40,227 |
| 2014 | \$25.39 | \$19.68 | \$52,811 | \$40,934 |
| 2015 | \$25.94 | \$20.14 | \$53,955 | \$41,891 |
| 2016 | \$26.53 | \$20.67 | \$55,182 | \$42,994 |
| 2017 | \$27.12 | \$21.90 | \$56,410 | \$45,552 |
| 2018 | \$27.76 | \$22.89 | \$57,741 | \$47,611 |
| 2019 | \$28.53 | \$23.95 | \$59,342 | \$49,816 |
| 2020 | \$30.42 | \$25.38 | \$63,274 | \$52,790 |
| 2021 | \$30.50 | \$26.38 | \$63,440 | \$54,870 |

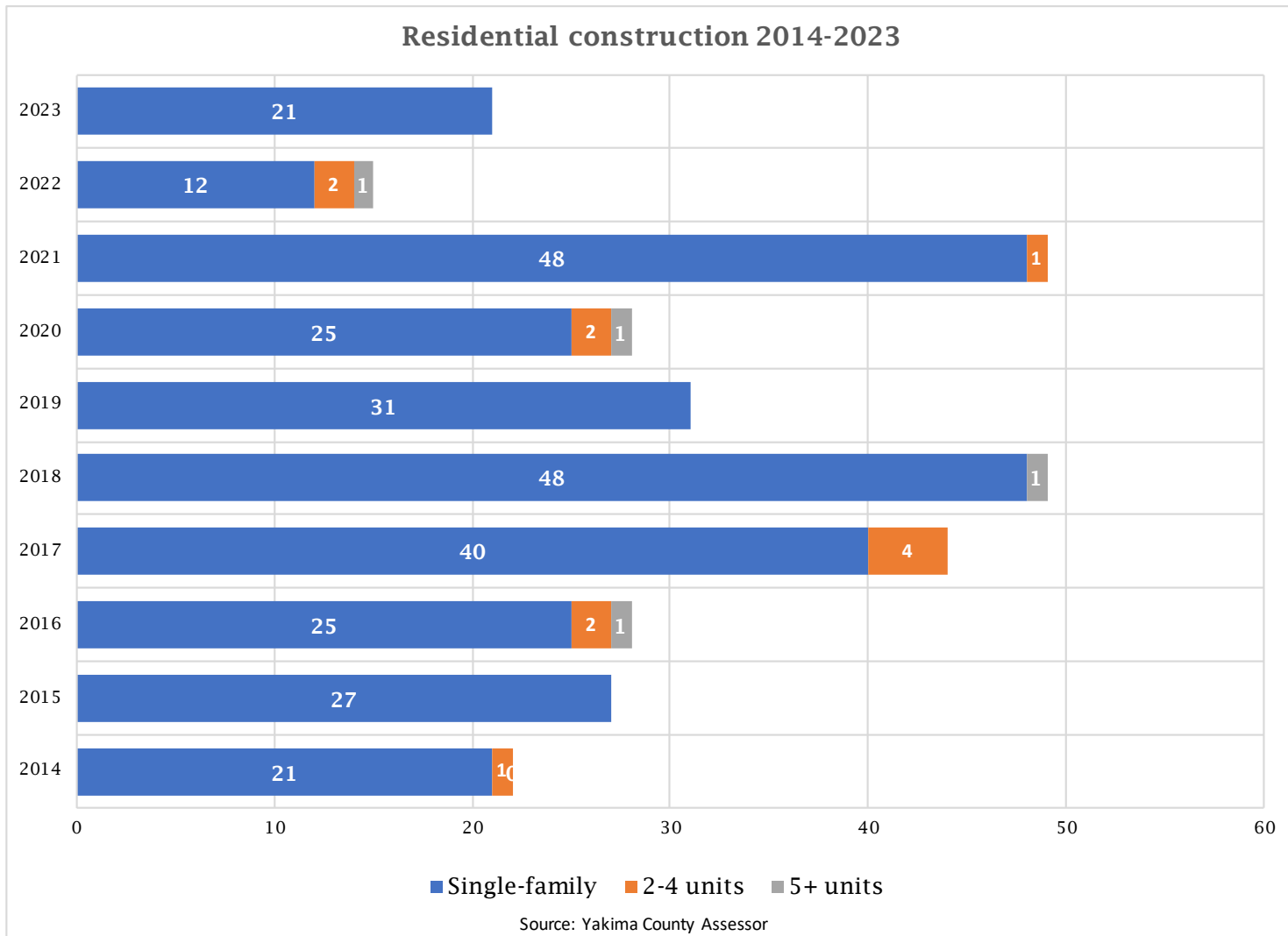
ESD - using US PCE Deflator for all industries

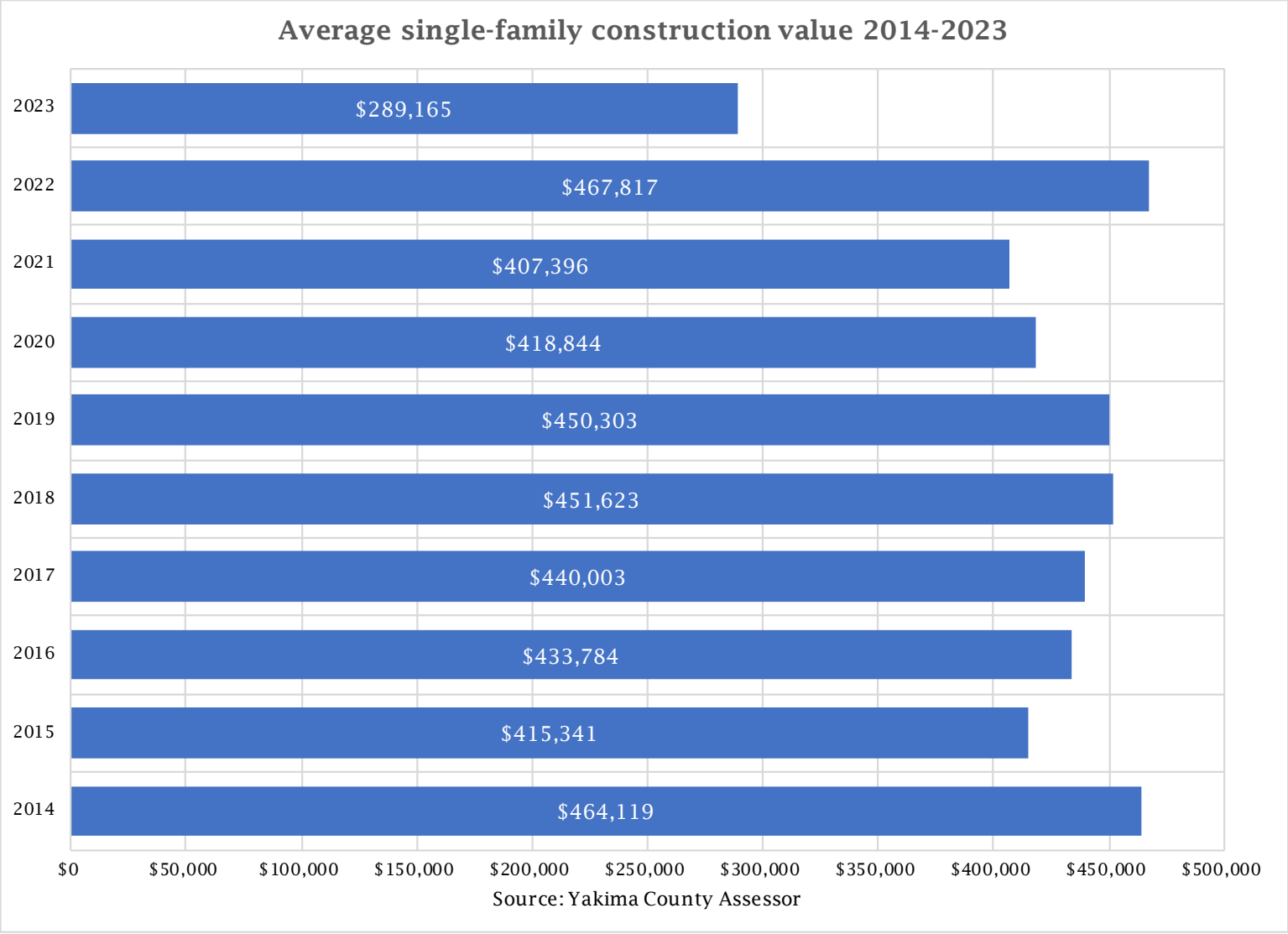
Appendix C: Housing construction trends

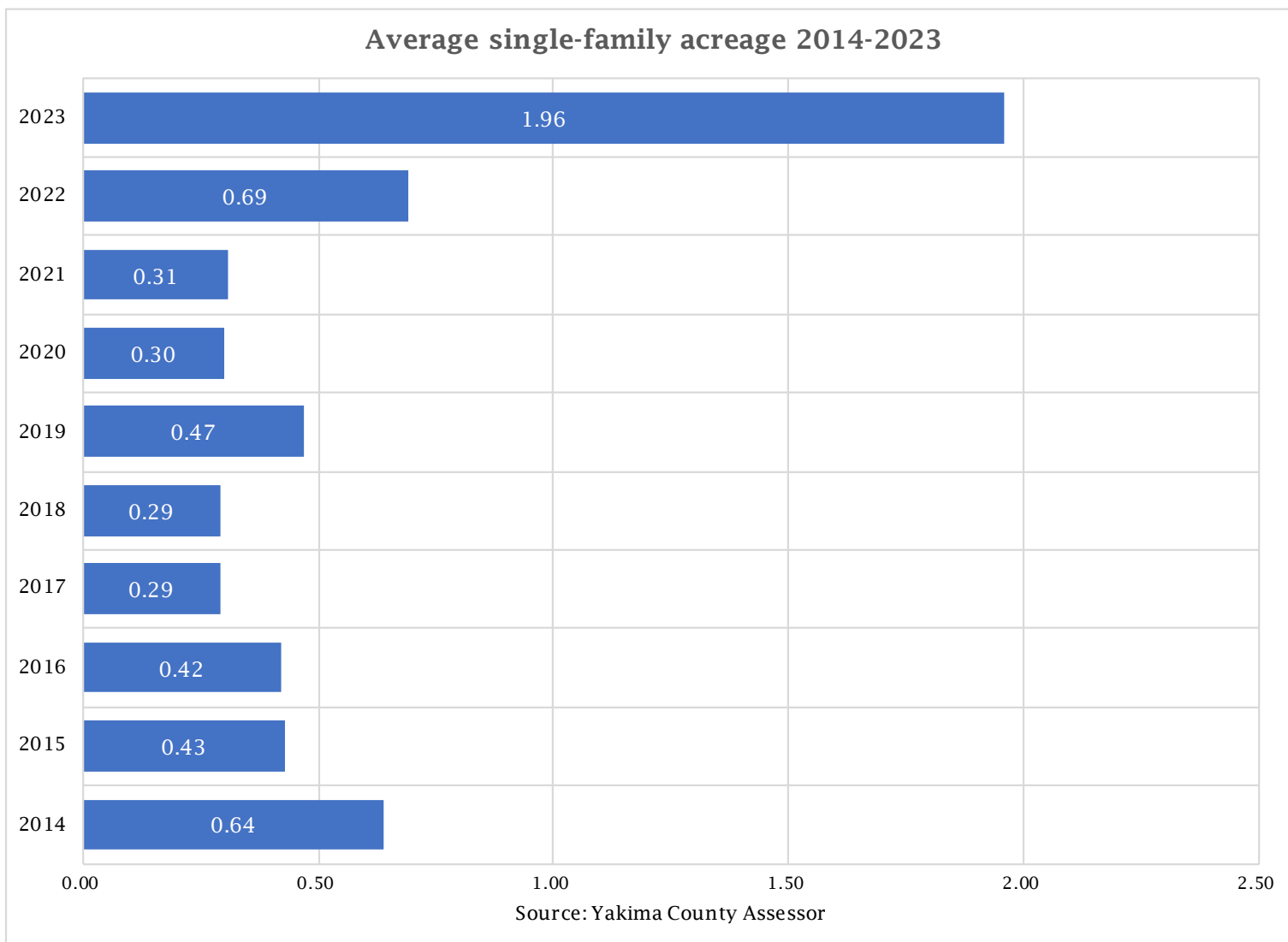
Construction activity 2014-2023

| | single-fam | 2-4 dus | 5+ dus | Total | Ave SF value | Ave SF size |
|------|------------|-----------|----------|------------|--------------|-------------|
| 2014 | 21 | 1 | 0 | 22 | \$464,119 | 0.64 |
| 2015 | 27 | | | 27 | \$415,341 | 0.43 |
| 2016 | 25 | 2 | 1 | 28 | \$433,784 | 0.42 |
| 2017 | 40 | 4 | | 44 | \$440,003 | 0.29 |
| 2018 | 48 | | 1 | 49 | \$451,623 | 0.29 |
| 2019 | 31 | | | 31 | \$450,303 | 0.47 |
| 2020 | 25 | 2 | 1 | 28 | \$418,844 | 0.30 |
| 2021 | 48 | 1 | | 49 | \$407,396 | 0.31 |
| 2022 | 12 | 2 | 1 | 15 | \$467,817 | 0.69 |
| 2023 | 21 | | | 21 | \$289,165 | 1.96 |
| | 298 | 12 | 4 | 314 | | |

Source: Yakima County Assessor







Appendix D: Assisted housing resources

Affordable housing snapshot

| | |
|---|---------------------|
| Total affordable apartment properties | 4 |
| Total low-income apartments | 96 |
| Total housing units with rental assistance | 96 |
| Percentage of housing units occupied by renters | 41.91% |
| Average renter household size | 2.65 |
| Average household size | 2.49 |
| Median household income | \$49,415+/- \$5,013 |
| Median rent | \$886+/- \$170 |
| Percentage of renters overburdened | 47.39% |
| Total households | 2,966 |
| Total population | 7,531 |

Source: US Housing & Urban Development (HUD)



Brightenwood Apartments

32 Project-Based Rental Assistance (PBRA) 1 bedroom 1 bath of 570 square feet and 2-bedroom 1 bath of 700 square feet apartments located at 201 East Home Avenue.





Selah Square Apartments
 39 Project-Based Rental Assistance (PBRA) subsidized for 30%-50% AMI families in 24 one, 10 two, and 5 three-bedroom apartments operated by Yakima Neighborhood Health for mental health services located at 303 North Wenas Road.





Sundown Ranch

3 apartment housing complexes for people with addictions operated by Sundown M Ranch Corporation located at 609 Speyers Road.

Note - Yakima Neighborhood Health Services operates Yakima Valley School for mental treatment issues.





Sundown M Ranch

1 triplex housing unit operated by Sundown M Ranch Corporation for persons with addictions located at 131-135 East Home Avenue.





Sundown M Ranch

7 duplex units (14 housing units) operated by Sundown M Ranch Corporation for persons with addictions located at 139 East Maru Avenue.





Selah Park Village I & II Apartments

24 Subsidized Low Income Housing Tax Credits (LIHTC) and USDA Rural Housing for 2-3-bedroom family and senior citizen apartments operated by Hopesource II Rural Preservation Associates LLLP located at 502 and 554 South 5th Street.



Appendix E: Public opinions

Public opinion was solicited from a variety of methods including workshops, open houses, pop-up exhibits at community festivals, and online surveys during the housing action planning process. Following is a summary of major findings.

Visual preference survey

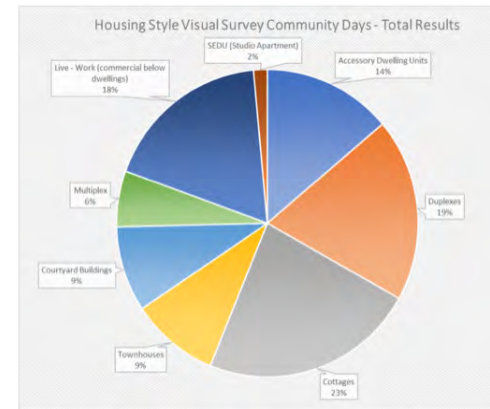
Selah Planning Department staff conducted a visual preference survey of attendees at the annual Community Days festival in May 2022. The preference survey asked attendees to select from illustrations of different “missing middle” housing choices they thought were suitable for Selah and that they would be interested in living in.



The survey was completed by 477 attendees including 79 on Friday and 398 on Saturday.

| Missing Middle housing type | Total# | Total% |
|--------------------------------|--------|--------|
| Accessory dwelling units (ADU) | 66 | 14% |
| Duplexes | 92 | 19% |
| Cottages | 110 | 23% |
| Townhouses | 45 | 9% |

| | | |
|---------------------------------------|------------|-------------|
| Courtyard buildings | 43 | 9% |
| Multiplex | 28 | 6% |
| Live/work (commercial below dwelling) | 86 | 18% |
| SEDU (studio apartment) | 7 | 1% |
| Total | 477 | 100% |



The results indicate significant support for cottage housing (23%), duplexes (19%), live-work (18%), and accessory dwelling units (14%) but no to very little interest in SEDU (Small Efficiency Dwelling Units - studio apartments (1%)) and multiplexes (6%).

Resident household survey

The Selah Planning Department conducted an on-line survey in English and Spanish of city residents concerning housing needs, trends, policy and project proposals, and financing options at the beginning of the planning process and another to determine priorities at the end of the process. The surveys were publicized on the city website, at community events, and through the city's email list; the second survey was also promoted through a postcard mailer to all households within the city's zip code.

819 respondent household or 25% of all households completed the first survey, 265 or 8% of all households completed the second survey. The first survey is accurate within +/-4% the second within +/-7% of the opinions of the households who choose to respond or participate and are not necessarily typical

of the population at large but based on experience would likely participate in a voter referendum.

Survey respondent characteristics

Respondents were asked **how many years they have lived in Selah or elsewhere in Yakima County.**

First survey answered: 815 Skipped: 4

| | 0-1 | 2-5 | 6-10 | 11-15 | 16-20 | 21+ |
|---------------|-----|-----|------|-------|-------|-----|
| Selah Town | 3% | 12% | 17% | 9% | 25% | 34% |
| Yakima County | 10% | 9% | 13% | 9% | 25% | 33% |

Second survey answered: 263 Skipped: 3

| | 0-1 | 2-5 | 6-10 | 11-15 | 16-20 | 21+ |
|---------------|-----|-----|------|-------|-------|-----|
| Selah Town | 21% | 12% | 17% | 10% | 6% | 35% |
| Yakima County | 29% | 12% | 11% | 6% | 7% | 35% |

More newcomers (resident 0-5 years) completed the second survey compared to the first.

Resident respondents were asked **where they worked.**

First survey answered: 813 Skipped: 6

| | | | |
|---------|-----|---------------------|-----|
| Retired | 6% | Yakima | 31% |
| In-home | 7% | Other Yakima County | 19% |
| Selah | 35% | Other area | 2% |

Second survey answered: 261 Skipped: 5

| | | | |
|---------|-----|---------------------|-----|
| Retired | 21% | Yakima | 35% |
| In-home | 8% | Other Yakima County | 11% |
| Selah | 21% | Other area | 4% |

More retired individuals completed the second survey compared to the first.

Resident respondents were asked **how they get to work.**

First survey answered: 795 Skipped: 24

| Walk | Bike | Car | Carpool | Transit |
|------|------|-----|---------|---------|
| 10% | 15% | 45% | 16% | 14% |

Second survey answered: 249 Skipped: 17

| Walk | Bike | Car | Carpool | Transit |
|------|------|-----|---------|---------|
|------|------|-----|---------|---------|

| | | | | |
|----|----|-----|----|----|
| 4% | 2% | 84% | 9% | 1% |
|----|----|-----|----|----|

A greater proportion of workers drove a car to work in the second survey compared to the first.

Resident respondents were asked **their education level.**

First survey answered: 815 Skipped: 4

| Grade school | High school | Technical school | Some college | Bachelor's degree | Graduate degree |
|--------------|-------------|------------------|--------------|-------------------|-----------------|
| 1% | 3% | 19% | 29% | 29% | 18% |

Second survey answered: 260 Skipped: 6

| Grade school | High school | Technical school | Some college | Bachelor's degree | Graduate degree |
|--------------|-------------|------------------|--------------|-------------------|-----------------|
| 1% | 12% | 8% | 20% | 39% | 20% |

A greater proportion of individuals completed upper degrees in the second survey compared to the first.

Resident respondents were asked **what age group they were in.**

First survey answered: 815 Skipped: 4

| 19-24 | 25-34 | 35-44 | 45-54 | 55-64 | 65+ |
|-------|-------|-------|-------|-------|-----|
| 2% | 33% | 32% | 22% | 5% | 6% |

Second survey answered: 261 Skipped: 5

| 19-24 | 25-34 | 35-44 | 45-54 | 55-64 | 65+ |
|-------|-------|-------|-------|-------|-----|
| 2% | 16% | 29% | 15% | 19% | 18% |

There was broader representation of all age groups in the second survey compared to the first.

Resident respondents were asked **their marital status.**

First survey answered: 808 Skipped: 11

| Single | Co-habitat | Married |
|--------|------------|---------|
| 14% | 10% | 77% |

Second survey answered: 260 Skipped: 6

| Single | Co-habitat | Married |
|--------|------------|---------|
| 25% | 7% | 68% |

More single individuals answered the second survey compared to the first, but married individuals were the largest percentage

in both.

Resident respondents were asked **the number of adults over age 18 and children under age 18 in their household.**

First survey answered: 816 Skipped: 3

| | 0 | 1 | 2 | 3 | 4 | 5+ |
|----------|-----|-----|-----|-----|-----|-----|
| Adults | 5% | 8% | 34% | 24% | 18% | 11% |
| Children | 18% | 58% | 12% | 7% | 3% | 2% |

Second survey answered: 260 Skipped: 6

| | 0 | 1 | 2 | 3 | 4 | 5+ |
|----------|-----|-----|-----|-----|----|----|
| Adults | 4% | 16% | 52% | 12% | 9% | 7% |
| Children | 49% | 15% | 22% | 8% | 4% | 1% |

More childless couples answered the second survey compared to the first.

Resident respondents were asked **their gender.**

First survey answered: 804 Skipped: 15

| Male | Female | Other |
|------|--------|-------|
| 50% | 49% | 1% |

Second survey answered: 804 Skipped: 15

| Male | Female | Other |
|------|--------|-------|
| 38% | 60% | 1% |

More women answered the second survey compared to the first.

Resident respondents were asked **their annual income range (in thousands).**

First survey answered: 796 Skipped: 23

| | \$21-30 | \$31-40 | \$41-50 | \$51-75 | \$76-100 | \$100+ |
|-------|---------|---------|---------|---------|----------|--------|
| <\$20 | 2% | 3% | 18% | 23% | 20% | 21% |
| | | | | | | 12% |

Second survey answered: 246 Skipped: 20

| | \$21-30 | \$31-40 | \$41-50 | \$51-75 | \$76-100 | \$100+ |
|-------|---------|---------|---------|---------|----------|--------|
| <\$20 | 3% | 6% | 6% | 8% | 16% | 15% |
| | | | | | | 46% |

Considerably more upper income (%100,000+) households answered the second survey compared to the first.

Survey respondents - were self-selected rather than randomly recruited and were generally longtime residents of Selah and Yakima County, worked in Selah or Yakima, commuted by car, with some or more college degrees, age 25-44, married, with 2 adults and 1 child households, evenly split with male and female respondents in the first survey but predominantly female in the second, of \$41,000-\$100,00 income ranges in the first but predominantly over \$100,000+ in the second.

Housing characteristics

Resident respondents were asked **their current residence.**

First survey answered: 809 Skipped: 10

| Own | | | | Rent | | |
|--------|-------|-----------|-------|-------|-----|------|
| Mobile | House | Townhouse | Condo | House | Apt | Room |
| 43% | 24% | | 5% | 12% | 8% | 6% |
| | | | | | | 2% |

Second survey answered: 258 Skipped: 8

| Own | | | | Rent | | |
|--------|-------|-----------|-------|-------|-----|------|
| Mobile | House | Townhouse | Condo | House | Apt | Room |
| 5% | 77% | 1% | 0% | 10% | 5% | 2% |

Single-family homeowners were the predominant group responding to the second survey compared to the first.

Resident respondents were asked **how much they pay for rent or mortgage each month.**

First survey answered: 814 Skipped: 5

| | \$0 | \$1-499 | \$500-999 | \$1,000-1,499 | \$1,500-1,999 | \$2,000-2,499 | \$2,500+ |
|--|-----|---------|-----------|---------------|---------------|---------------|----------|
| | 7% | 5% | 12% | 16% | 11% | 4% | 45% |

Second survey answered: 258 Skipped: 8

| | \$0 | \$1-499 | \$500-999 | \$1,000-1,499 | \$1,500-1,999 | \$2,000-2,499 | \$2,500+ |
|--|-----|---------|-----------|---------------|---------------|---------------|----------|
| | 21% | 1% | 12% | 22% | 24% | 10% | 9% |

Note: \$0 - own home.

More homeowners who owned their house outright responded to the second survey and more households who were paying more

than \$2,500 in monthly mortgage or rent answered the first survey.

Resident respondents were asked **what percent of their monthly income they currently pay for rent or mortgage.**

First survey answered: 810 Skipped: 9

| 0% | 10% | 15% | 20% | 25% | 30% | 35% | 40% | 45% | 50%+ |
|----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| 6% | 5% | 9% | 12% | 8% | 8% | 45% | 4% | 1% | 2% |

Second survey answered: 253 Skipped: 13

| 0% | 10% | 15% | 20% | 25% | 30% | 35% | 40% | 45% | 50%+ |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| 23% | 4% | 8% | 18% | 15% | 11% | 4% | 5% | 4% | 8% |

Note: 0% - own home.

A lesser percent of the respondents of the second survey were paying more than 35% than the first survey though a greater percent were paying more than 50%+ in the second survey.

Resident respondents were asked **if they would like to rent or own.**

First survey answered: 811 Skipped: 8

| Rent | Own |
|------|-----|
| 27% | 73% |

Second survey answered: 257 Skipped: 9

| Rent | Own |
|------|-----|
| 2% | 98% |

Almost all of the respondents in the second survey preferred to own compared to the first survey.

Generalized findings - first survey respondents owned mobile, modular, or single-family houses while second survey respondents owned single-family houses, first survey respondents paid \$2,500 or more per month for rent or mortgage while second survey respondents owned a house or paid under \$2,000, first survey respondents paid 35% or more of monthly income while second survey respondents owned or paid over 50%+ for housing, and first survey respondents

preferred to own while almost all of second survey respondents preferred to own.

Second survey respondents were asked if they had **any kind of disability related to transportation, family size, aging, or physical limitations that made housing particularly hard to find.**

Second survey answered: 261 Skipped 5

| | No | Some | Yes |
|----------------------------|-----|------|-----|
| Transportation limitations | 91% | 6% | 3% |
| Family size limitations | 89% | 7% | 4% |
| Aging limitations | 87% | 9% | 4% |
| Physical disability | 87% | 8% | 5% |

Though small, significant percentages had some or definite disabilities that made housing particularly hard to find.

Second survey respondents were asked if they had **struggled to find suitable housing in the current market.**

Second survey answered: 259 Skipped 7

| | No | Yes |
|-----------------------------------|-----|-----|
| Struggled to find housing to rent | 77% | 23% |
| Struggled to find housing to buy | 64% | 36% |

Significant percentages have struggled to find housing to buy or rent.

Second survey respondents were asked about the **physical condition of their current residence.**

Second survey answered: 263 Skipped 3

| | No | Some | Yes |
|--|-----|------|-----|
| Poor - needs major roof, siding, plumbing, or electrical repairs | 85% | 12% | 4% |
| Fair - needs some minor repairs but is otherwise can be occupied | 54% | 22% | 24% |
| Good - maintenance and repairs taken care of | 7% | 21% | 72% |

Most second survey respondents indicate their current housing is in good condition though significant percentages indicate their housing needs some or more minor repairs (46%) and some or major roof, siding, plumbing, or electrical repairs (16%).

Second survey respondents were asked if their **current housing situation is secure**.

Second survey answered: 263 Skipped 3

| | No | Yes |
|---|-----|-----|
| Protected by long-term lease | 42% | 58% |
| Able to make mortgage payments | 12% | 88% |
| Able to physically repair/maintain house | 11% | 89% |
| Able to financially repair/maintain house | 15% | 85% |
| Able to get employment | 7% | 93% |
| Able to pay rent or mortgage with under 30% of income | 23% | 77% |

Most second survey respondents indicate they lack a long-term lease and some that they are unable to pay rent or mortgage within 30% of income.

Second survey respondents were asked if they would **like to continue to live in Selah**.

Second survey answered: 261 Skipped 5

| | No | Maybe | Yes |
|---------------------------|----|-------|-----|
| Continue to live in Selah | 2% | 16% | 82% |

Almost all second survey respondents would maybe or definitely continue to live in Selah.

Generalized findings - second survey respondents had significant percentages with some disability that affected their ability to find housing, struggled to find housing to rent or buy, have housing with some minor repair requirements, are not protected with long term leases, and would like to continue to live in Selah.

Housing preferences

Resident respondents were asked **how they rated their current housing situation on a scale of poor to best (1 to 5 totaled and averaged) satisfaction**. Following is the rank order response where the scores were totaled and divided by the number of responses.

First survey answered: 819 Skipped: 0, second survey answered: 264 Skipped 2

| | 1st survey | 2nd survey |
|--|------------|------------|
| Overall satisfaction with housing choice | 3.74 | 3.98 |
| Cost of rent/mortgage payments | 2.37 | 3.42 |
| Cost of utilities, property taxes | 3.06 | 2.84 |
| Location in the neighborhood or community | 4.24 | 4.12 |
| Commuting distance to work or school | 4.26 | 4.01 |
| Number of bedrooms, bathrooms | 3.37 | 3.94 |
| Features - kitchen, family room, fireplace, etc. | 2.53 | 3.94 |
| Amenities - parks, playgrounds | 2.50 | 3.59 |
| Services - school, fire, police, transit | 3.35 | 3.79 |

Note - Weight is average where the lowest is given a 1 score and highest is given a 5 score and the numbers in each rating are divided by the total number of respondents.

Second survey respondents were significantly more satisfied with all their housing characteristics than the respondents to the first survey.

Resident respondents were asked **how they rated the existing housing market in Selah**.

First survey answered: 817 Skipped: 2, Second survey answered: 263 Skipped 2

| | 1st survey | 2nd survey |
|---|------------|------------|
| Current housing type and design | 3.89 | 2.88 |
| Neighborhood selection - quality and location | 3.18 | 3.29 |
| Rental housing availability | 2.60 | 2.40 |
| Rental housing characteristics | 3.91 | 2.60 |

| | | |
|-------------------------------|------|------|
| Rental rent cost | 2.60 | 2.33 |
| Owner housing availability | 2.64 | 2.69 |
| Owner housing characteristics | 3.55 | 3.15 |
| Owner housing prices | 3.80 | 2.35 |

Second survey respondents were considerably less satisfied with all existing housing market characteristics compared to the first survey respondents.

Resident respondents were asked **what type of Missing Middle Housing (MMH) they would not consider in Selah, allow in select neighborhoods, allowing town wide, consider living in.**

First survey answered: 816 Skipped: 3

| | Don't include | Select areas | City wide | Live in |
|--|---------------|--------------|-----------|---------|
| Accessory dwelling unit (ADU) | 21% | 36% | 26% | 18% |
| Duplex | 18% | 32% | 32% | 18% |
| Cottage | 16% | 34% | 30% | 20% |
| Townhouse | 20% | 31% | 31% | 18% |
| Courtyard building | 21% | 32% | 29% | 17% |
| Multiplex | 25% | 29% | 29% | 17% |
| Live/Work | 20% | 35% | 28% | 17% |
| Small Efficiency Dwelling Unit (SEDU - studio) | 20% | 30% | 33% | 16% |

Second survey answered: 263 Skipped: 3

| | Don't include | Select areas | City wide | Live in |
|--|---------------|--------------|-----------|---------|
| Accessory dwelling unit (ADU) | 31% | 33% | 36% | |
| Duplex | 18% | 48% | 34% | |
| Cottage | 24% | 40% | 36% | |
| Townhouse | 34% | 41% | 25% | |
| Courtyard building | 44% | 36% | 21% | |
| Multiplex | 56% | 29% | 15% | |
| Live/Work | 30% | 43% | 27% | |
| Small Efficiency Dwelling Unit (SEDU - studio) | 45% | 32% | 23% | |

Note - the second survey asked respondents whether they would be interested in living in a MMH housing type as a separate question and therefore, the responses to don't include, select areas, and citywide are allocated without the live-in option which increases their percent distribution. Even so, there was more support to not include the higher density MMH options including courtyard buildings, multiplex, live/work, and SEDU in the second survey compared to the first.

In the second survey, resident respondents were asked **whether they would consider living in.**

Second survey answered: 264 Skipped: 2

| | No | Maybe | Yes |
|--|-----|-------|-----|
| Accessory dwelling unit (ADU) | 55% | 21% | 25% |
| Duplex | 51% | 28% | 21% |
| Cottage | 44% | 26% | 31% |
| Townhouse | 60% | 20% | 20% |
| Courtyard building | 68% | 15% | 17% |
| Multiplex | 77% | 13% | 10% |
| Live/Work | 59% | 22% | 19% |
| Small Efficiency Dwelling Unit (SEDU - studio) | 67% | 19% | 13% |

While substantial percentages of the survey respondents would not consider living in some of the MMH types of significant percentages maybe or would indicating there is a market for these innovative MMH types.

Resident respondents were asked that **assuming they could not afford all their preferences, what priority they would place on the following housing characteristics.**

First survey answered: 814 Skipped: 5, second survey answered: 259, Skipped 7

| | 1st survey | 2nd survey |
|--|------------|------------|
| Type housing unit - single-family, townhouse, condo, mixed-use | 2.77 | 3.45 |

| | | |
|---|------|------|
| Type of housing development - co-housing, 55+ adult retirement, extended care | 3.49 | na |
| House floor plan - number of floors | 3.54 | 2.83 |
| Number bedrooms | 4.11 | 3.56 |
| Number bathrooms | 3.15 | 3.31 |
| Laundry within unit | 2.91 | 3.93 |
| Type of parking - on-street, lot, garage | 3.71 | 3.54 |
| Number of parking spaces | 2.79 | 3.22 |
| Access to transit stop | 3.30 | 1.93 |

Note - the type of housing development question was not included in the second survey.

Respondents to the second survey were more likely to consider whether a laundry were included in the housing option than the first survey but less concerning the number of bedrooms and type of parking and not at all concerned with whether the location had access to a transit stop.

Resident respondents were asked that **to what extent they disagree or agree with the following statements concerning housing conditions in Selah.**

First survey answered: 816 Skipped: 3

| | |
|--|------------|
| | 1st survey |
| <u>In-migrating households</u> - move to Selah with cash from high market housing sales and buy available houses in Selah at high prices driving up the price of houses that remain for residents. | 2.37 |
| <u>Older or retired adults</u> - move to Selah to live full-time and buy available houses at higher prices driving up the price of houses that remain for residents. | 2.27 |
| <u>Public workers</u> - teachers, police officers, firefighters, and other critical public service workers cannot pay rising housing costs and are not accepting job offers affecting Selah's economic development. | 2.74 |
| <u>Service workers</u> - in retail, health, and other services cannot afford rising housing costs and are not | 3.60 |

| | |
|--|------|
| accepting jobs affecting Selah's economic development. | |
| <u>Young adults</u> - are increasingly unable to rent or buy an affordable living unit that is manageable with local entry level job incomes. | 2.56 |
| <u>Single-headed families, especially female</u> - are unable to rent or buy an affordable living unit and pay for daycare, health costs, and other family expenses. | 4.22 |
| <u>Elderly adults, including single individuals</u> - are increasingly unable to find affordable housing that fits their changing lifestyle needs and as a consequence continue to live in and keep older lower priced housing units out of the market. | 3.35 |
| <u>Special populations including the mental ill, victims of domestic abuse, and the temporary homeless</u> - are unable to be economically housed to the extend current sponsors are unable to develop and operate necessary housing. | 3.65 |
| <u>My available housing choice</u> - as a result of the above as well as other market factors, is not what I really need or want. | 3.52 |

Note - this question was not asked in the second survey.

Generalized findings:

- First survey respondents were most satisfied with commuting distance to work, neighborhood location, and housing choice while second survey respondents were most satisfied with all features.
- First survey respondents gave highest ratings to Selah housing market rental housing characteristics, housing type and design, and owner housing prices while second survey respondents less than satisfied with all market characteristics particularly rental housing availability and cost and home sales prices,
- First survey respondents by significant percentages would not approve higher density MMH in city while a comparable percent would live in MMH types while second survey

respondents would not approve higher density MMH in the city, but significant percentages would maybe or definitely consider living in a MMH.

- If first survey respondents could not afford housing their highest priority is number of bedrooms and bathrooms, and number parking stalls while second survey respondents' highest priority is a laundry, bedrooms, and parking but not access to transit.
- First survey respondents agree female single headed families are the most adversely impacted by current housing market and older or retired and in-migrating households the least impacting.

Housing policy priorities

Resident respondents were asked **what priority they would place on the following possible policies as a means of creating affordable housing in Selah.**

First survey answered: 816 Skipped: 3, second survey answered: 261 Skipped 5

| | 1st survey | 2nd survey |
|--|---------------|---------------|
| <u>Exempt property taxes</u> - for multifamily projects that include affordable housing components within designated areas of Selah for up to 8, 12, or 20 years in accordance with Washington State affordable housing policies and legislation. | 2.92 | 2.32 |
| <u>Waive or reduce taxes</u> - water, sewer connection fees for infill affordable housing developments. | 3.43 | na |
| <u>Encourage innovative housing products</u> - possibly including single room occupancy (SRO) units, small efficiency dwelling units (SEDU), cottage housing, cluster housing, live/work, and mixed-use structures in appropriate areas of Selah all with universal | 2.73 | 2.76 |

| | | |
|--|------|------|
| design (UD) features. | | |
| <u>Encourage innovative housing construction methods</u> - possibly including pre-manufactured, modular, and container methods. | 3.00 | 2.32 |
| <u>Adopt low impact, smart, and green development guidelines</u> - for solar energy, passive heating, increased insulation, energy efficient appliances, stormwater treatment, pervious pavement, recycled materials, and other innovations that may increase initial construction costs but reduce long-term operating and utility costs. | 2.28 | 2.88 |
| <u>Allow innovative land ownership options</u> - including land trusts where a nonprofit organization owns and leases the land at a low lease rate to a qualified affordable household who buys the house and agrees that when they eventually sell the house it will be at a reduced cost to allow purchase by another qualified affordable household. | 3.07 | Na |
| <u>Adopt non-cash housing incentives</u> - possibly allowing additional height, reduced parking ratios, or increased lot coverage for housing projects that provide a minimum number of affordable housing units. | 2.14 | 2.22 |
| <u>Adopt cash-offset housing incentives</u> - possibly including reduced building permit fees, utility connection charges, parks and traffic impact fees for housing projects that provide a minimum number of affordable housing units. | 2.63 | 2.47 |
| <u>Initiate a housing renovation loan program</u> - where the eligible house is rehabilitated, and the loan is deferred for payment until the house is sold. | 4.00 | Na |
| <u>Voter-approve a 7-year special property tax</u> | 2.06 | Na |

| | | |
|--|------|------|
| <u>levy</u> - to provide funds to finance the development of a mixed-use, mixed-income demonstration project for innovative housing products and methods in the city. | | |
| <u>Establish an affordable housing coalition</u> - of public, nonprofit, and for-profit representatives to monitor housing conditions in Selah and advise public officials on action that can be take over time to resolve quality and affordably concerns. | 2.28 | Na |
| <u>Adopt the Legislature's recently authorized Local Sales Tax Fund HB1590 for a 0.1%</u> - retail sales tax allocation that would generate \$23,048 per year for affordable housing projects and programs in Selah. | Na | 2.16 |
| <u>Adopt the Legislature's recently authorized Real Estate Excise Tax (REET)</u> - of an additional 0.25% on the sales price of housing that would generate \$142,265 per year to be dedicated to affordable housing projects and programs in Selah. | Na | 2.08 |
| <u>Voter-approve the Legislature's recently authorized special property tax levy-</u> of up to \$0.50 per \$1,000 assessed value that would generate \$428,917 per year for the construction and foreclosure prevention programs for affordable housing in Selah. | Na | 2.08 |
| <u>Initiate a joint venture project</u> - to acquire strategic property and conduct a design/develop competition for the development of a mixed-income and affordable housing project in Selah. The WA Department of Commerce (DOC) Land Acquisition Program (LAP) can be used to acquire land for affordable housing and facilities that provide supportive services to affordable housing resident and local low- | Na | 2.50 |

income households.

NA - these questions were not asked in the different surveys.

Policy implications

- First survey respondents gave the highest priority to initiation of a housing renovation loan program and the least priority to a 7-year property tax levy, use of non-cash incentives, an affordable housing coalition, and adoption of low impact development guidelines.
- Second survey respondents gave no high priority and the lowest priority to exempting property taxes for affordable housing, encouraging innovative housing construction methods, adopting non-cash incentives, adopting the Legislature's recently authorized local sales tax, REET, and property sales tax to be allocated on an annual basis in Selah for affordable housing.

Detailed comments were given in the first survey by 196 or 24% of the respondents and in the second survey by 109 or 41% and are provided in the appendices.

First survey answered: 196 Skipped: 623, second survey answered: 109 Skipped 157

Resident respondents were asked **if they would like to be included in a lottery drawing.**

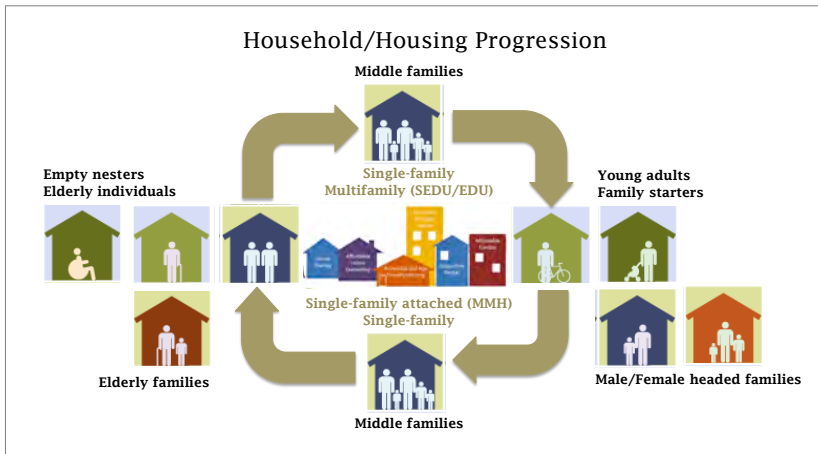
First survey answered: 748 Skipped: 71, second survey answered: 184, Skipped 82

Appendix E: Housing requirements and strategies

Housing type demand projections 2020-2050

The following projections were based on the population forecasts for Selah from 2020 to 2050 and the characteristics of the existing housing inventory identified in the American Community Survey (ACS) of 2017-2021.

The projections assume housing demand in Selah will gradually reflect the changing demographic characteristics of the city's population including an aging of the population resulting in smaller households, preferences for living alone, reduced child-bearing couples including non-nuclear family household types, and the city's increasing urban lifestyles and housing markets.



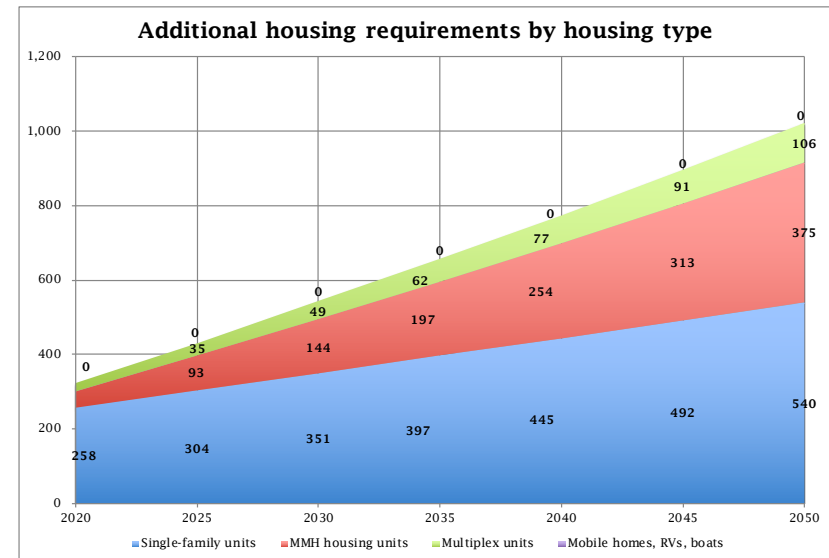
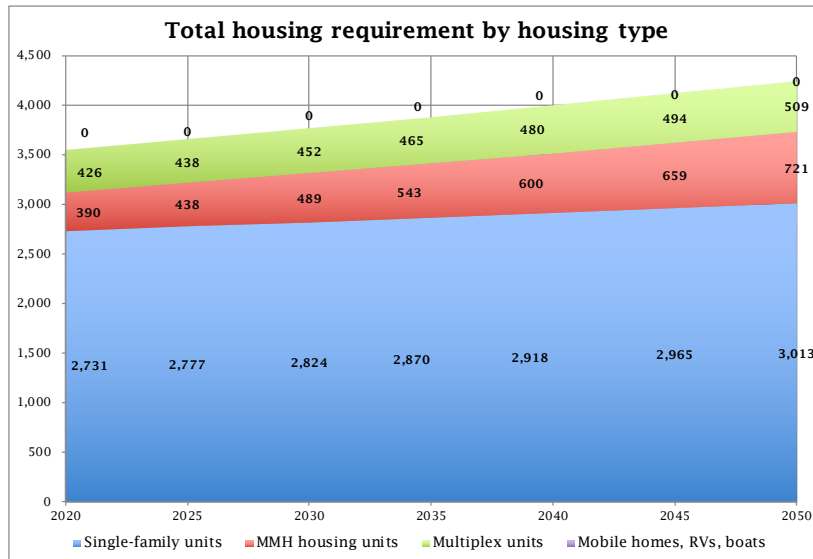
The projections also assume households will progress through different life cycle stages correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex housing then back into single-family housing as their family

grows and back into owner units in MMH or multiplex housing as empty nesters or elderly individuals.

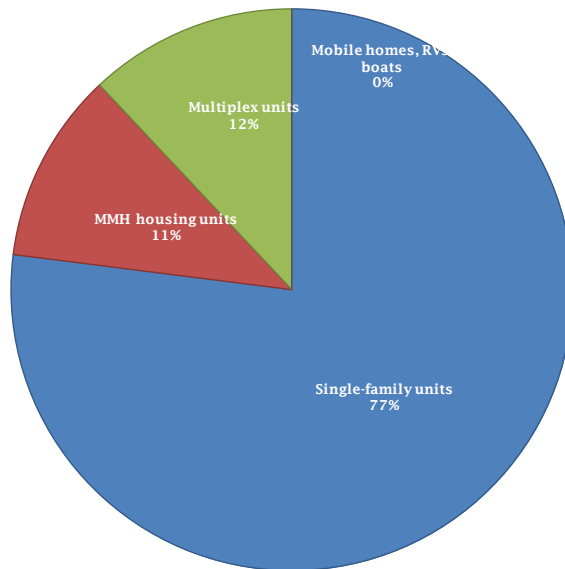
The household/housing progression is not absolute as some empty nester or elderly individuals may choose to "age-in-place" in single-family housing and some family starters, particularly female headed families, may never acquire sufficient income to purchase or rent single-family products. As a result, housing supply may not match the household progression assumed in the concept causing an imbalance or mismatch of housing needs and housing supply.

For the purposes of this housing action plan, however, the projections assume the housing supply should eventually adjust to reflect the housing needs of households expected to progress through these stages in Selah over time. Specifically, the projections assume:

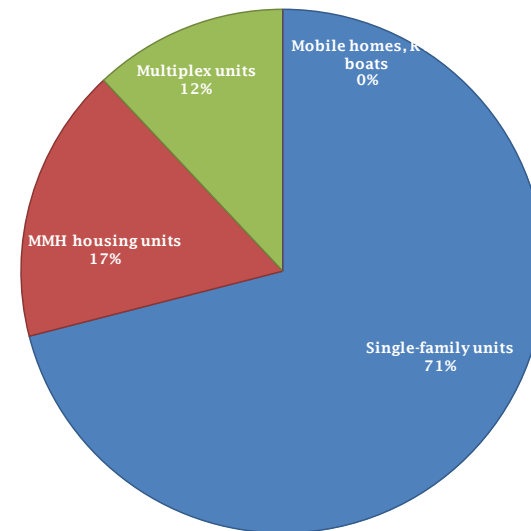
- **Population per household** - will remain 2.46 persons in 2020 and by 2050.
- **Percent vacant** - or the vacancy rate will remain constant at 7% of all housing units in 2020 and by 2050.
- **Number vacant housing units** - will remain 327 housing units in 2020 and in 2050 and the existing effective year-round housing units will remain 3,222 units or 91% of the inventory accordingly.
- **Housing market requirement** - will include housing demand to meet household requirements plus a vacancy allocation to provide market elasticity.
- **Percent single-family units of total housing inventory** - will decline from 77% of all demand in 2020 to 71% by 2050 because of an increasing proportion of the population in non-family households.



Percent inventory by housing type - 2020



Percent inventory by housing type 2050



- **Percent MMH housing units of 2-9 units of total housing inventory** - will increase from 11% in 2020 to 17% by 2050 reflecting an increasing proportion of the population in non-family households and the likely shift from “aging-in-place” to “age appropriate” housing as the market produces more MMH alternatives.
- **Percent multiplex units of 10+ units of total housing inventory** - will remain 12% of all demand in 2020 and by 2050 as an increasing aging population will need more age appropriate and assisted living arrangements.
- **Percent mobile homes, RVs, and boats of total housing inventory** - will remain constant at 0 units in 2020 and of all housing stock by 2050.

| | 2020 | 2030 | 2040 | 2050 |
|--------------------------------|------------|------------|------------|--------------|
| Population | 8,153 | 8,656 | 9,189 | 9,756 |
| Households | 3,314 | 3,519 | 3,735 | 3,966 |
| Vacancy allocation | 232 | 246 | 261 | 278 |
| Housing market (w/vacancy) | 3,546 | 3,765 | 3,997 | 4,243 |
| Less existing housing units* | -3,222 | -3,222 | -3,222 | -3,222 |
| Additional housing need | 324 | 543 | 775 | 1,021 |
| Additional single-family | 258 | 351 | 445 | 540 |
| Additional MMH (2-9) | 44 | 144 | 254 | 375 |
| Additional multiplex (10+) | 22 | 49 | 77 | 106 |
| Additional mobile home etc. | 0 | 0 | 0 | 0 |

* Consists of year-round available housing units.

Limitations of the projections

- American Community Survey (ACS) data identifies the number of total vacant units including seasonal or part-time occupancies. The ACS data does not specify whether the units are single-family, MMH (1-9 units, multiplex, mobile homes, or RVs. The projections assume vacant homes are distributed primarily in single-family products. Vacant units also include housing on the market for sale or rent, foreclosed, and possibly abandoned. The projections assume all vacant units are or can

be made of a condition that can be occupied and thus absorbed by market demand over time.

Major implications of the projections

- The projections assume a proportion of existing households in Selah are under-housed resulting in a need for an additional 324 housing units to meet demand in 2020 were all households to be provided individual housing.
- The requirement or need for additional housing units is 324 in 2020 that will increase to 543 housing units by 2030 and 775 housing units by 2040 and 1,021 by 2050 as population and thus households increase, and the vacancy rate remains a reasonable market allocation of 7%.
- The requirement or need for additional single-family housing units is 258 in 2020 that will increase to 351 single-family in 2030 and 445 single-family by 2040 and 540 single-family by 2050.
- The requirement or need for additional MMH housing units of between 2-9 units per structure is 44 in 2020 but will increase to 144 MMH units by 2030 and 254 MMH units by 2040 and 375 MMH units by 2050 to provide for the increasing number of non-family households.
- The requirement or need for additional multiplex housing units of over 10+ units per structure is 22 in 2020 but will increase to 49 multiplex units by 2030 and 77 multiplex units by 2040 and 106 multiplex units by 2050 to meet aging non-family household needs.
- The requirement or need for additional mobile homes and RVs is 0 in 2020 due to the limited zones that this type of housing can be provided and will remain 0 in 2030 and 0 by 2040 and 0 by 2050.
- In total, the projections indicate Selah housing market demands will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Selah in affordable and smaller housing types.

Assisted housing projections by type

Selah's assisted housing requirements are based on the income and cost burden statistics developed by the Bureau of the Census in the Comprehensive Housing Affordability Statistics (CHAS) data derived from the 2017-2021 ACS (the latest available cross correlation of ACS CHAS data).

CHAS data aggregates by household type including Elderly Family (2 persons with either or both over age 62+), Small Families (2 persons with neither age 62+ with 3 or 4 persons), Large Families (5 or more persons), Elderly Non-Family (single or not related individuals), and Non-Family Non-Elderly (single or not related individuals under age 62) and by income of below 30%, 30-50%, 50-80%, and 100% of Household Average Median Family Income (HAMFI).

For each of these groups, CHAS data identifies housing cost burden including the percent of income paid for housing from under 30%, 30-50%, 50%+, and not computed (typically public or assisted housing occupant households).

The assisted housing projections assume household types closely correlate with housing types such as:

- **Small and Large Families** - in single-family housing of various sizes and constructions
- **Elderly Families** - in single-family housing of various sizes and constructions.
- **Non-Family Elderly and Non-Elderly** - in MMH of 2-9 units including accessory dwelling units (ADU), duplex, cottage, townhouse, and courtyard and in multiplex of 10+ units including Small Efficiency Dwelling Units (SEDU) and Efficiency Dwelling Units (EDU).
- **All household types** - may live in mobile homes, RVs, or boats but given the cost parameters of these housing types may not be cost burdened.

| Alleviate cost burden 50%+ | 2020 | 2030 | 2040 | 2050 |
|----------------------------|------------|------------|------------|------------|
| Single-family assisted | 130 | 136 | 140 | 145 |
| MMH assisted | 45 | 56 | 69 | 83 |
| Multiplex assisted | 100 | 106 | 113 | 120 |
| Mobile home assisted | 0 | 0 | 0 | 0 |
| Housing requirement | 275 | 298 | 322 | 347 |

| Alleviate burden 30-50%+ | 2020 | 2030 | 2040 | 2050 |
|----------------------------|------------|------------|------------|------------|
| Single-family assisted | 465 | 480 | 496 | 512 |
| MMH assisted | 45 | 56 | 69 | 83 |
| Multiplex assisted | 180 | 191 | 203 | 215 |
| Mobile home assisted | 0 | 0 | 0 | 0 |
| Housing requirement | 690 | 727 | 768 | 811 |

**Sources: Selah Comprehensive Plan, ACS 2017-2021
ACS 2016-2020 CHAS data
Beckwith Consulting Group**

Specifically, the assisted housing projections assume, based on CHAS data, some form of housing assistance, whether public, Section 8, or other form of direct market subsidy, will be necessary for:

Households paying more than 50%+ of income for housing - and earning less than 30%, 30-50%, and 50-80% of HAMFI) are:

- 4.8% for Small and Large Families in single-family housing
- 4.8% for Elderly Families in single-family housing)
- 11.5% for Non-Family Elderly and Non-Elderly in MMH housing (2-9 units)
- 23.5% in multiplex (10+ units)
- 0.0% for any household living in mobile home, RVs, or boats

The total assisted housing requirement for households paying more than 50% for housing will increase from 7.8% in 2020 to 8.2% by 2050 based on these trends.

Households paying more than 30-50%+ of income for housing - and earning less than 30%, 30-50%, and 50-80% of HAMFI) are:

- 17.0% for Small and Large Families in single-family housing
- 17.0% for Elderly Families in single-family housing
- 11.5% for Non-Family Elderly and Non-Elderly in MMH housing (2-9 units)
- 42.3% multiplex (10+ units)
- 0.0% for any household living in mobile home, RVs, or boats

The total assisted housing requirement for households paying 30-50% for housing will decline from 19.5% in 2020 to 19.1% by 2050 based on these trends.

Limitations of the projections

- The projections assume the correlation between household type and housing type are absolute when actual correlations are considerably more fluid, particularly when some households may grow into or out of a housing type but remain in a unit, particularly an owned unit, beyond their household and thus housing requirement transition.
- The projections assume current (CHAS 2017-2021) income and cost burden conditions will remain constant through the 2020-2050 projections period when actual trends are likely to be more variable where housing costs may rise faster than income.
- The projections assume housing assistance requires direct market intervention through public housing or rent assistance when indirect market intervention through the introduction or allowances for more innovative housing types, construction methods, financing terms, renovation programs, and the like may also reduce housing costs and cost burdens.
- **Significantly, the housing projections assume the large supply of vacant units will or can be converted for occupancy on a full-time basis to meet Selah's housing needs when the market will be more determinant in deciding whether homeowners make such a transition.**

Assisted housing projections by income

In 2021, the Washington Legislature changed the way

communities are required to plan for housing. House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.”

It also includes new requirements for comprehensive plan housing elements to include an inventory and analysis of existing and projected housing needs, including “units for moderate, low, very low, and extremely low-income households” as well as “emergency housing, emergency shelters, and permanent supportive housing.”

| Income segment | % of (AMI) |
|--|-------------------|
| Extremely low-income (Selah Square Apts) | 0-30% of AMI |
| Very low-income (Brightenwood Apts) | >30-50% of AMI |
| Low-income (Selah Park Village & Apts) | >50-80% of AMI |
| Moderate income | >80-120% of AMI |
| AMI - Area Median Income | |

The Legislature also broadened the definition of special housing types to be included in Housing Action Plans (HAPs).

- **Permanent Supporting Housing (PSH) - subsidized, leased housing with no limit on length of stay** that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of

the housing with community-based health care, treatment or employment services.

- **Emergency Housing** - temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.
- **Emergency Shelters** - a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations

Cities and counties are to plan for housing for income segments and special housing in accordance with the Washington Office of Financial Management (OFM) methodology:

Method A - Accommodating needs through new production only

- All countywide housing needs are accommodated through new housing production.
- The total new units allocated to each jurisdiction is limited to their target share of countywide growth.
- All jurisdictions are allocated the same percentage shares of their net new housing growth target by income level, including units for moderate, low, very low and extremely low-income households.
- Countywide PSH and emergency housing needs are allocated in proportion to the jurisdiction's share of countywide growth.

Or Method B - Fair share allocation

All jurisdictions are collectively responsible for addressing countywide housing needs.

Therefore, by the end of the planning period, each jurisdiction should be planning to provide the same percentage share of their total housing supply at each income level as needed countywide.

- Allocations of need by income level are based on the estimated 2020 housing supply by affordability level. Jurisdictions that provide less affordable housing in 2020 are

Selah 2045 Method A - new housing only

3.0%

| Affordability Level (% of AMI) | Permanent housing supply 2020 | 2020 distribution | 2045 future housing needed = 3,849-3072=777 units* allocated by Selah % | 2045 future housing needed = 3,849-3072=777 units* allocated by County % |
|-----------------------------------|-------------------------------|-------------------|---|--|
| 0-30% | | | | |
| 0-30% (not PSH) | 92 | 3% | 23 | 39 |
| PSH | | | | |
| >30-50% | 330 | 11% | 85 | 179 |
| >50-80% | 1,065 | 35% | 272 | 287 |
| >80-100% | 458 | 15% | 117 | 93 |
| >100-120% | 453 | 15% | 117 | 62 |
| >120%+ | 674 | 22% | 171 | 117 |
| Total | 3,072 | 101% | 785 | 777 |
| Emergency housing needs temporary | 0 | | 40 | 40 |

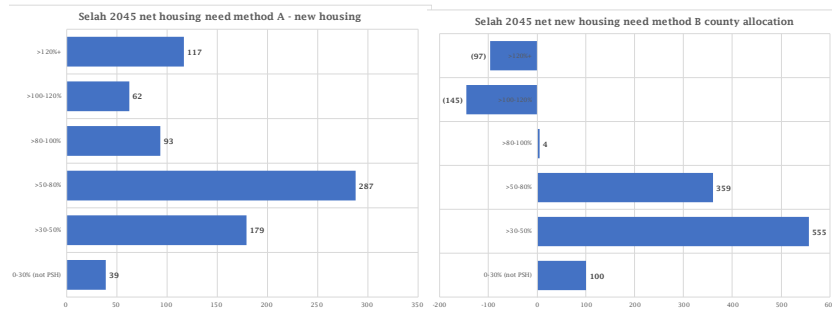
* 9,468 2045 population projection divided by 2.46 persons/household in 2020. Allocation by income level based on Yakima County distribution.

Selah 2045 Method B - all County housing allocation

% county households

3.0%

| Affordability Level (% of AMI) | Yakima County baseline units 2020 | Yakima County net new housing need 2020-2045 | Yakima County total housing need in 2045 | Yakima County percent of total housing need in 2045 | Selah - total housing needs 2045 allocated by County % | Selah baseline units 2020 | Selah net new units needed 2020-2045 |
|--------------------------------|-----------------------------------|--|--|---|--|---------------------------|--------------------------------------|
| 0-30% | | | | | | | |
| 0-30% (not PS) | 4,351 | 3,620 | 7,971 | 7% | 192 | 92 | 100 |
| PSH | 228 | 4,191 | 4,419 | 4% | | | |
| >30-50% | 20,264 | 5,035 | 25,299 | 23% | 885 | 330 | 555 |
| >50-80% | 33,325 | 2,356 | 35,681 | 32% | 1,424 | 1,065 | 359 |
| >80-100% | 10,917 | 1,395 | 12,312 | 11% | 462 | 458 | 4 |
| >100-120% | 7,070 | 913 | 7,983 | 7% | 308 | 453 | (145) |
| >120%+ | 13,270 | 4,047 | 17,317 | 16% | 577 | 674 | (97) |
| Total | 89,425 | 21,557 | 110,982 | 100% | 3,849 | 3,072 | 777 |
| Emergency housing | | | | | | | 40 |



allocated a greater share of affordable housing needs.

- Allocations of special housing needs are proportional to each jurisdiction's share of 2020 population.
- Allocations do not assume that all net new countywide housing needs will be met through new housing production. Instead, some jurisdictions would need to look at other strategies such as vouchers or purchase of existing housing to make it affordable to lower-income households.

Under Method A, Selah's projected total future housing requirements will increase to 3,849 by 2045 requiring an additional 777 new housing units, 40 Emergency Housing, including a 6% vacancy allocation. The distribution will include 505 units for household incomes below 80% of AMI.

Under Method B, Selah's projected total future housing requirements will also increase to 3,849 by 2045 requiring an additional 777 new housing units, 40 Emergency Housing, and a 6% vacancy allocation. The distribution, however, will include 1,014 units for household incomes below 80% of AMI and a surplus of 242 units for incomes above 100% of AMI.

Selah housing demand 2020-2050

| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Population - existing/projected (0.6% per year) | 8,153 | 8,401 | 8,656 | 8,918 | 9,189 | 9,468 | 9,756 |
| Population/household - existing/projected | 2.46 | 2.46 | 2.46 | 2.46 | 2.46 | 2.46 | 2.46 |
| Housing demand for a housing unit/household | 3,314 | 3,415 | 3,519 | 3,625 | 3,735 | 3,849 | 3,966 |
| Plus vacancy allocation | 7% | 7% | 7% | 7% | 7% | 7% | 7% |
| Vacant housing unit requirement | 232 | 239 | 246 | 254 | 261 | 269 | 278 |
| Total housing market demand = demand+vacant units | 3,546 | 3,654 | 3,765 | 3,879 | 3,997 | 4,118 | 4,243 |
| Total housing units | 3,549 | 3,549 | 3,549 | 3,549 | 3,549 | 3,549 | 3,549 |
| Less vacant housing units | 327 | 327 | 327 | 327 | 327 | 327 | 327 |
| Effective year-round housing units | 3,222 | 3,222 | 3,222 | 3,222 | 3,222 | 3,222 | 3,222 |
| Percent of total effective year-round housing units | 91% | 91% | 91% | 91% | 91% | 91% | 91% |
| Total additional housing market requirement | 324 | 432 | 543 | 657 | 775 | 896 | 1,021 |
| Percent single-family of total - existing/projected | 77% | 76% | 75% | 74% | 73% | 72% | 71% |
| Demand for single-family units | 2,731 | 2,777 | 2,824 | 2,870 | 2,918 | 2,965 | 3,013 |
| Less existing year-round single-family units | 2,473 | 2,473 | 2,473 | 2,473 | 2,473 | 2,473 | 2,473 |
| Projected additional single-family unit requirement | 258 | 304 | 351 | 397 | 445 | 492 | 540 |
| Percent MMH housing (2-9) of total - existing/projected | 11% | 12% | 13% | 14% | 15% | 16% | 17% |
| Demand for MMH housing units | 390 | 438 | 489 | 543 | 600 | 659 | 721 |
| Less existing MMH housing units | 346 | 346 | 346 | 346 | 346 | 346 | 346 |
| Projected additional MMH housing unit requirement | 44 | 93 | 144 | 197 | 254 | 313 | 375 |
| Percent multiplex units (10+) of total - existing/projected | 12% | 12% | 12% | 12% | 12% | 12% | 12% |
| Demand for multiplex units | 426 | 438 | 452 | 465 | 480 | 494 | 509 |
| Less existing multiplex units | 403 | 403 | 403 | 403 | 403 | 403 | 403 |
| Projected additional multiplex unit requirement | 22 | 35 | 49 | 62 | 77 | 91 | 106 |
| Percent mobile homes, RVs, boats of total - existing/projected | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Demand for mobile homes, RVs, boats | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Less existing mobile homes, RVs, boats | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Projected additional mobile home, etc. requirement | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total additional housing market requirement (rounded) | 324 | 432 | 543 | 657 | 775 | 896 | 1,021 |

Appendix F - Housing requirements 2020-2050

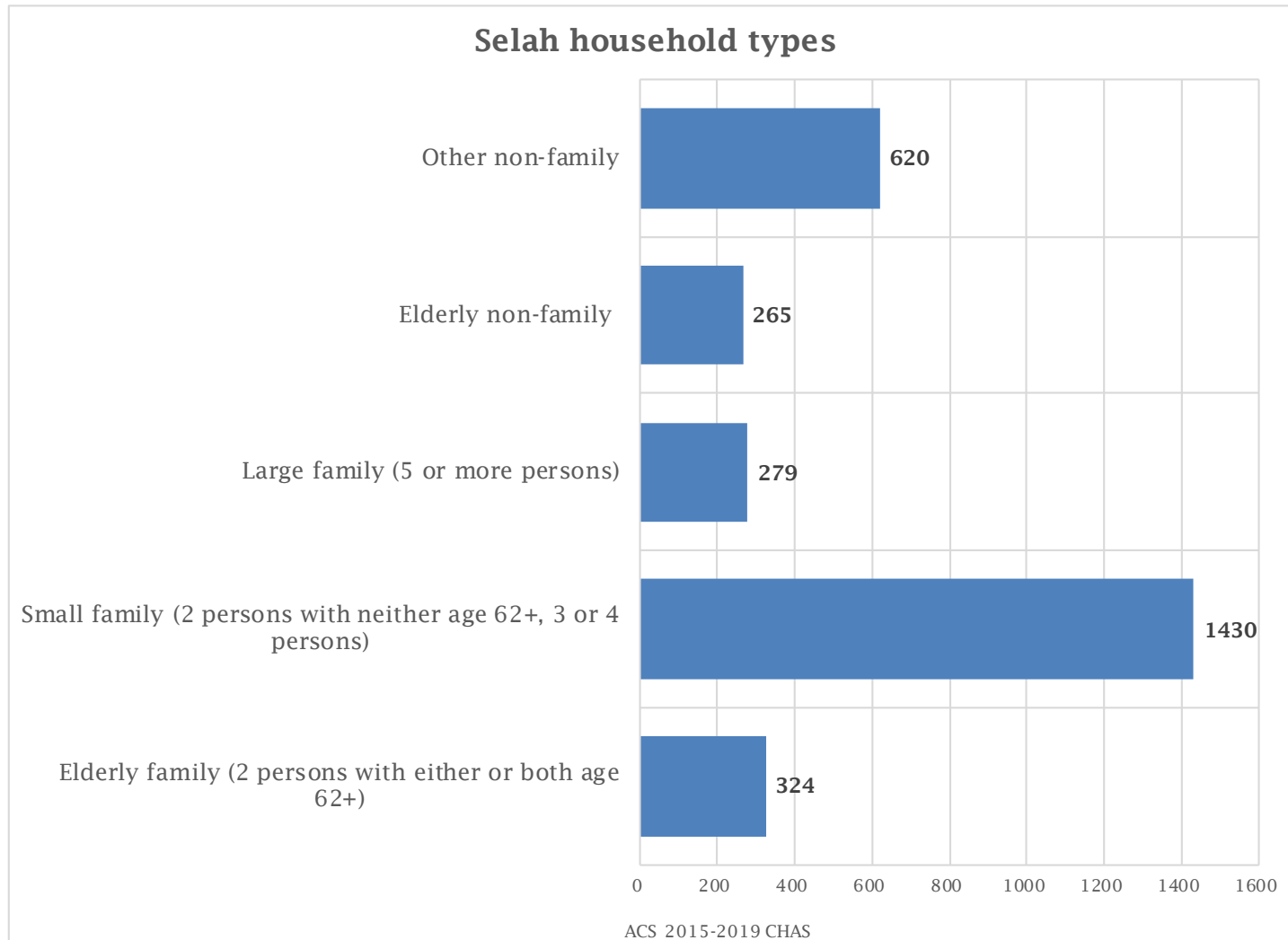
| | Alleviate cost burden of over 50% | | | | | | |
|---|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Total housing requirement by type | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Single-family units | 2,731 | 2,777 | 2,824 | 2,870 | 2,918 | 2,965 | 3,013 |
| Percent to alleviate housing cost burden over 50% | 4.8% | 4.8% | 4.8% | 4.8% | 4.8% | 4.8% | 4.8% |
| Single-family assisted units | 130 | 133 | 136 | 138 | 140 | 142 | 145 |
| MMH housing (2-9 units) | 390 | 438 | 489 | 543 | 600 | 659 | 721 |
| Percent to alleviate housing cost burden over 50% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% |
| MMH assisted units (2-9 units) | 45 | 50 | 56 | 62 | 69 | 76 | 83 |
| Multiplex (10+ units) | 426 | 438 | 452 | 465 | 480 | 494 | 509 |
| Percent to alleviate housing cost burden over 50% | 23.5% | 23.5% | 23.5% | 23.5% | 23.5% | 23.5% | 23.5% |
| Multiplex assisted units (10+ units) | 100 | 103 | 106 | 109 | 113 | 116 | 120 |
| Mobile homes, RVs, boats | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Percent to alleviate housing cost burden over 50% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Mobile homes, RVs, boats assisted units | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total housing units | 3,546 | 3,654 | 3,765 | 3,879 | 3,997 | 4,118 | 4,243 |
| Total assisted requirements | 275 | 287 | 298 | 310 | 322 | 334 | 347 |
| Percent assisted requirements | 7.8% | 7.8% | 7.9% | 8.0% | 8.0% | 8.1% | 8.2% |

| | Alleviate cost burden of over 30-50%+ | | | | | | |
|--|---------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Total housing requirement by type | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Single-family units | 2,731 | 2,777 | 2,824 | 2,870 | 2,918 | 2,965 | 3,013 |
| Percent to alleviate housing cost burden 30-50%+ | 17.0% | 17.0% | 17.0% | 17.0% | 17.0% | 17.0% | 17.0% |
| Single-family assisted units | 465 | 472 | 480 | 488 | 496 | 504 | 512 |
| MMH housing (2-9 units) | 390 | 438 | 489 | 543 | 600 | 659 | 721 |
| Percent to alleviate housing cost burden 30-50%+ | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% | 11.5% |
| MMH assisted units (2-9 units) | 45 | 50 | 56 | 62 | 69 | 76 | 83 |
| Multiplex (10+ units) | 426 | 438 | 452 | 465 | 480 | 494 | 509 |
| Percent to alleviate housing cost burden 30-50%+ | 42.3% | 42.3% | 42.3% | 42.3% | 42.3% | 42.3% | 42.3% |
| Multiplex assisted units (10+ units) | 180 | 185 | 191 | 197 | 203 | 209 | 215 |
| Mobile homes, RVs, boats | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Percent to alleviate housing cost burden 30-50%+ | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Mobile homes, RVs, boats assisted units | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total housing units | 3,546 | 3,654 | 3,765 | 3,879 | 3,997 | 4,118 | 4,243 |
| Total assisted requirements | 690 | 708 | 727 | 747 | 768 | 789 | 811 |
| Percent assisted requirements | 19.5% | 19.4% | 19.3% | 19.3% | 19.2% | 19.2% | 19.1% |

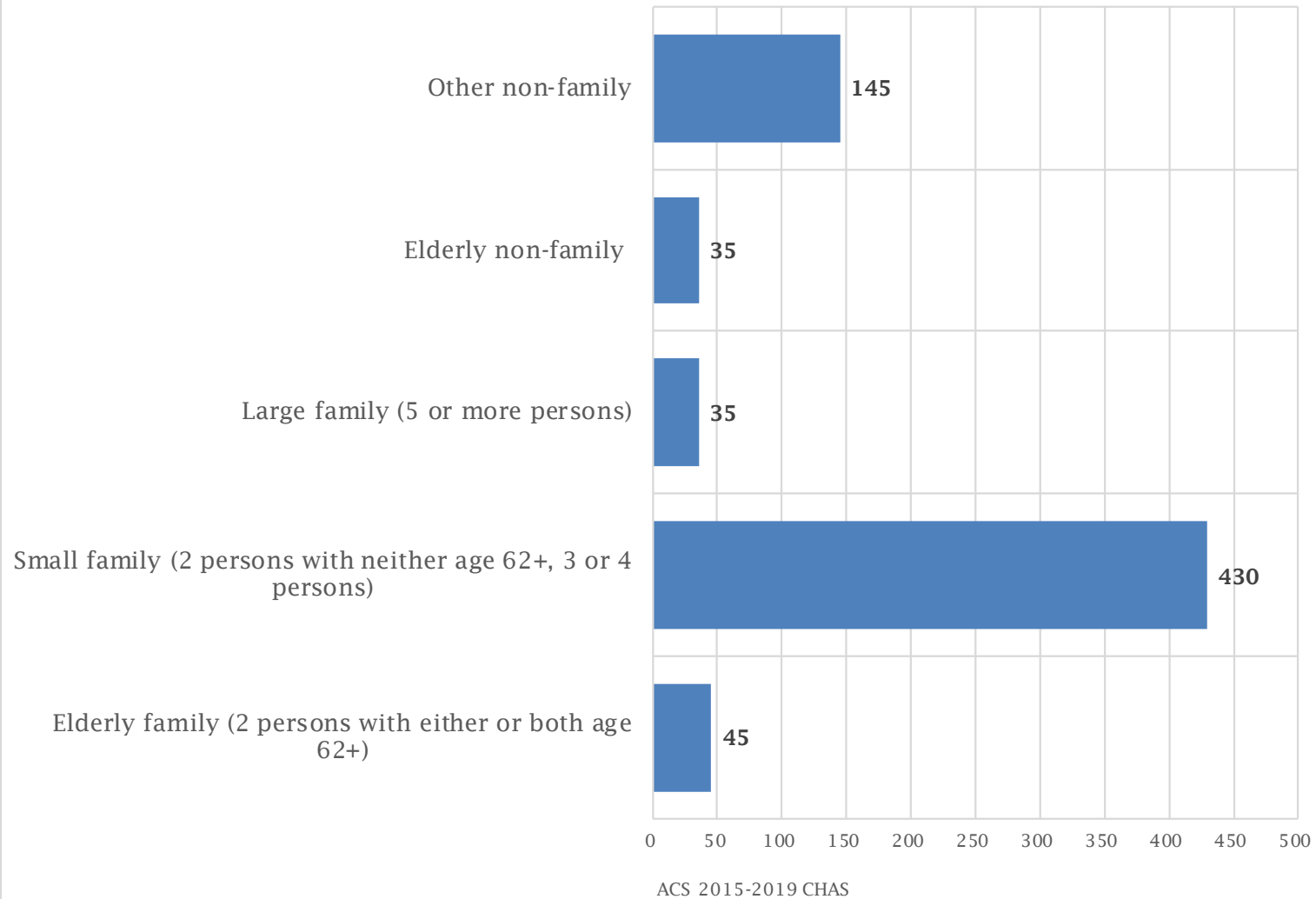
Sources

Population projections - Winthrop Comprehensive Plan
 Social characteristics - American Community Survey (ACS), 2017-2021
 Cost burden - American Community Survey (ACS) CHAS 2016-2020
 Housing projections - Beckwith Consulting Group

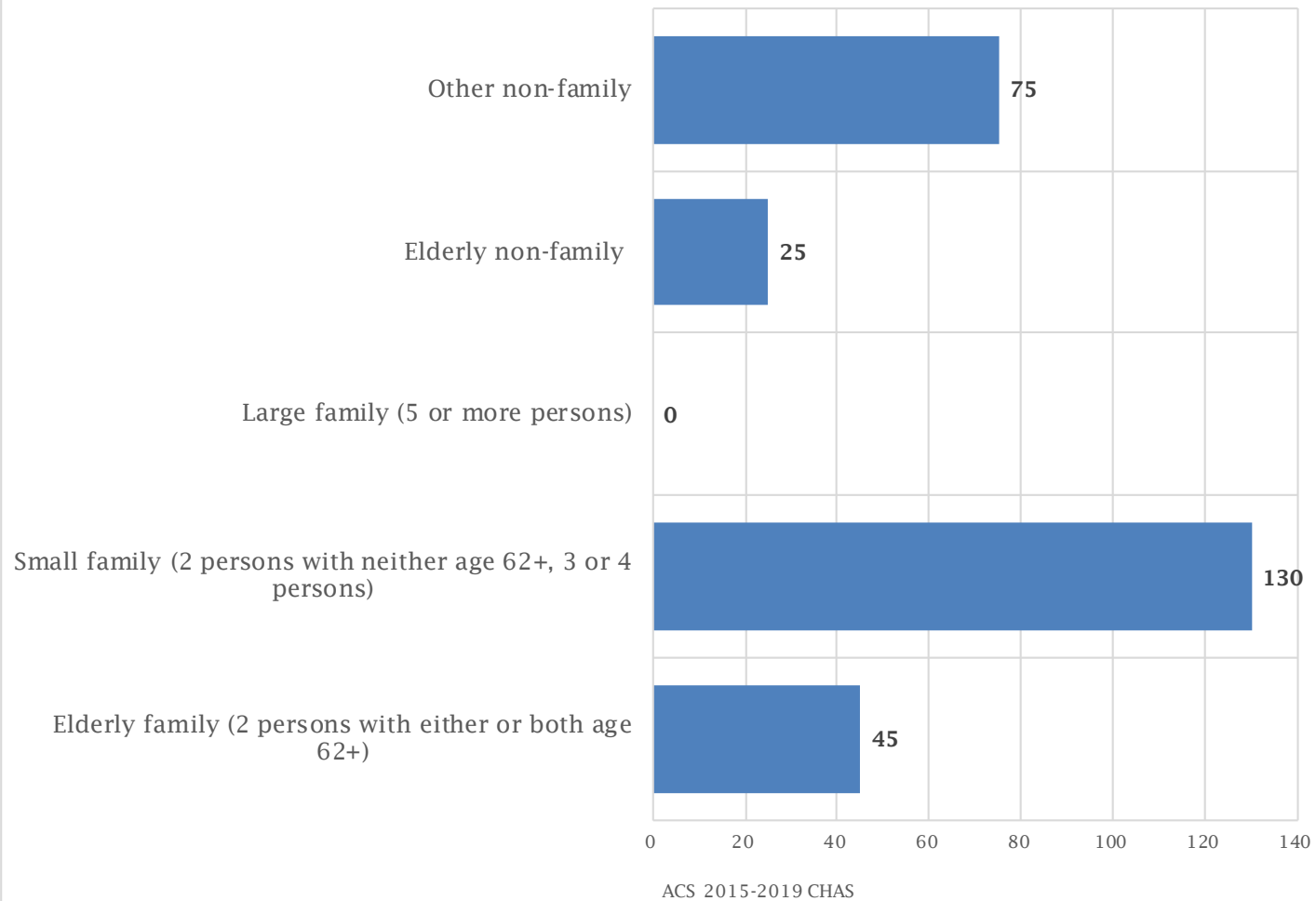
Appendix G: Housing requirements by household type

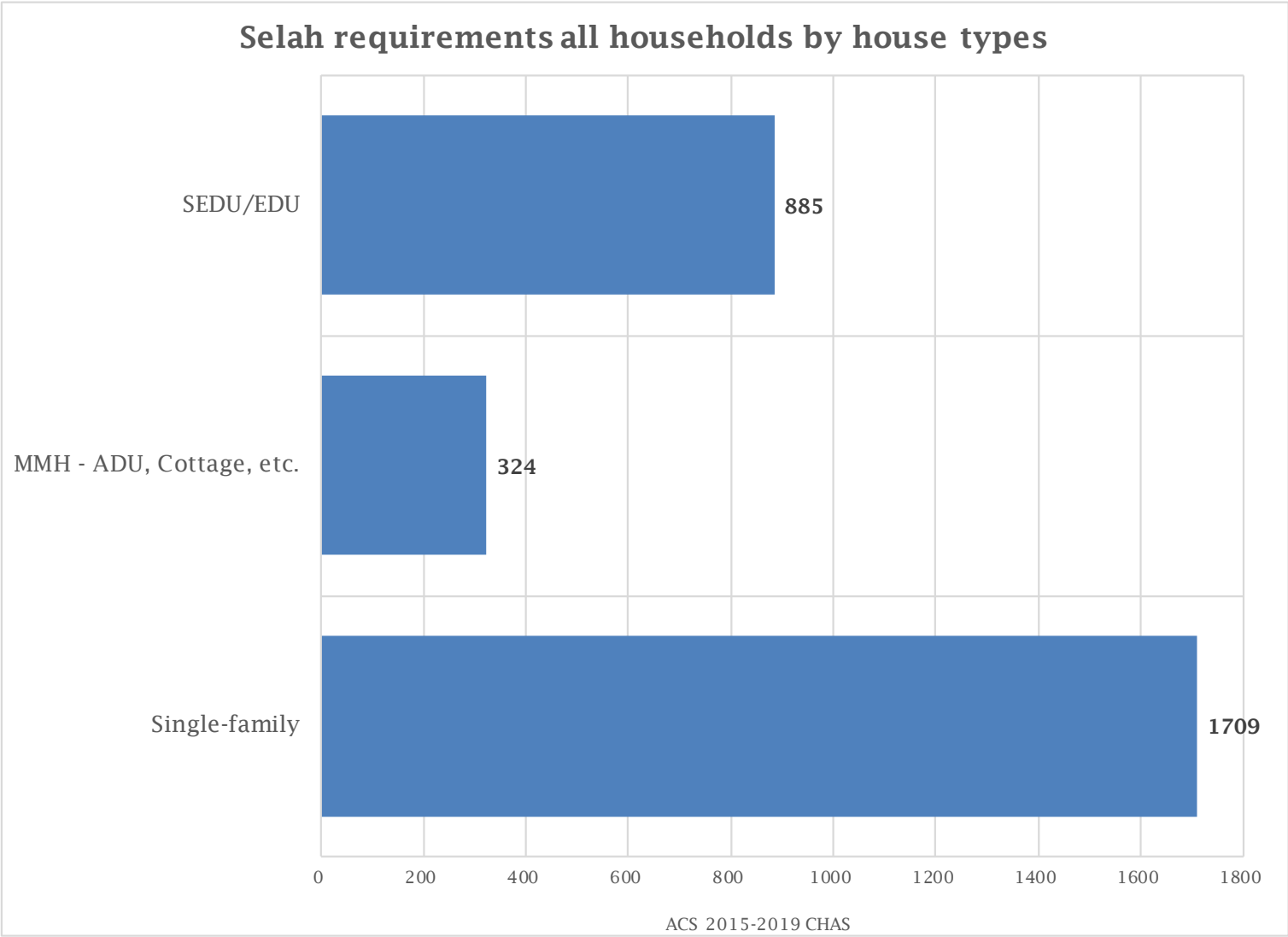


Selah households 30-80% HAMFI paying 30-50%

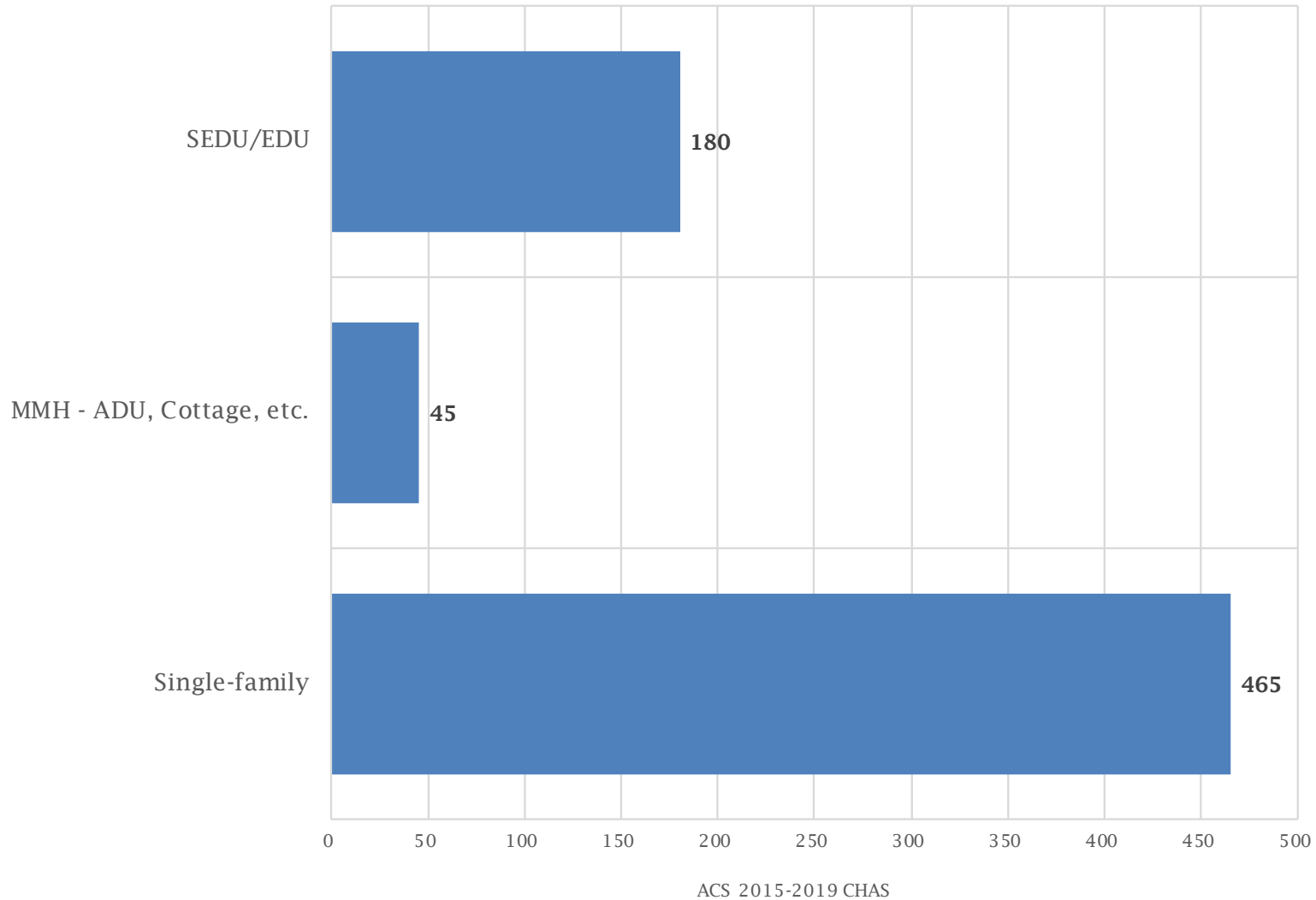


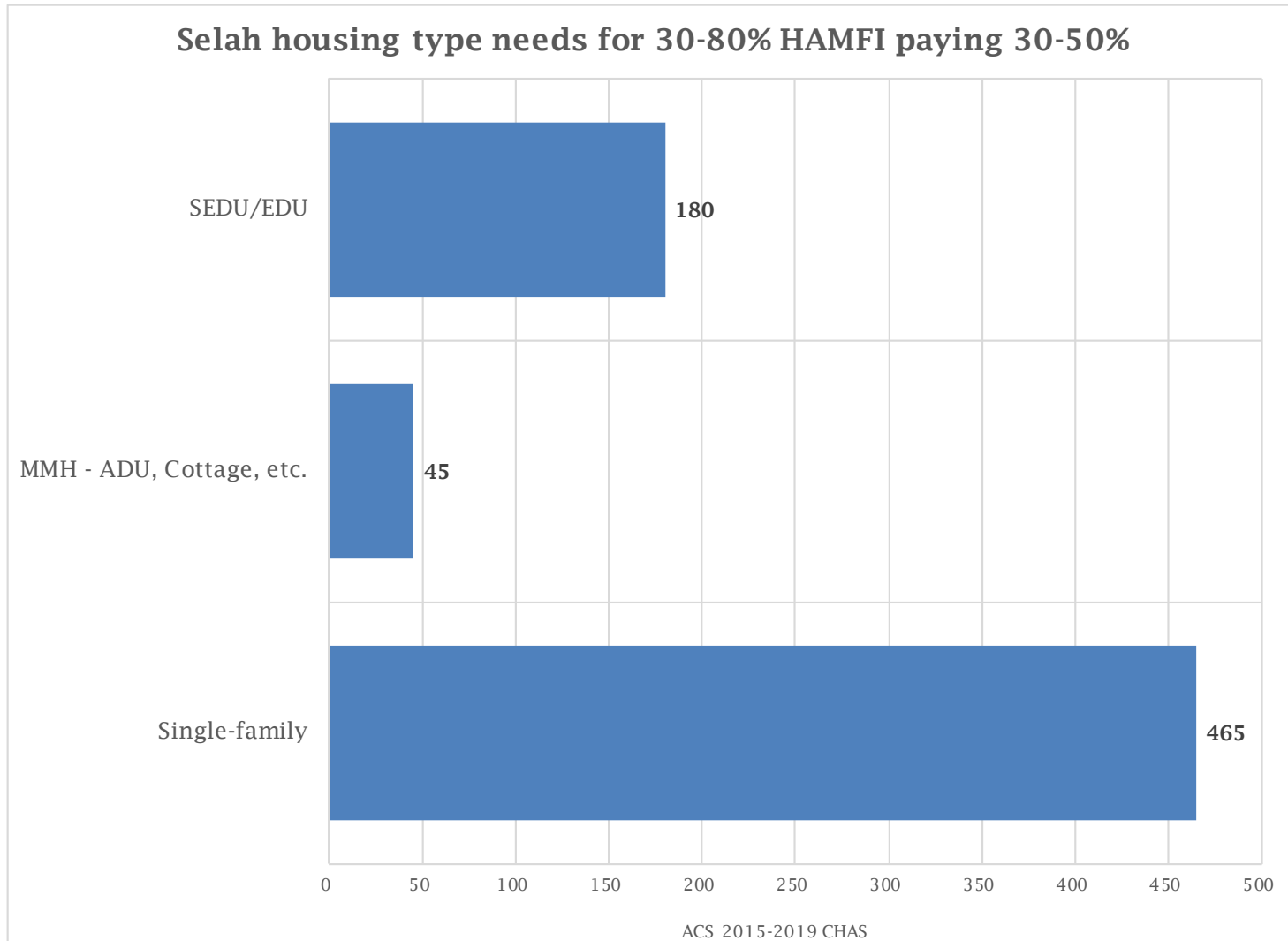
Selah households 30-80% HAMFI paying more than 50%

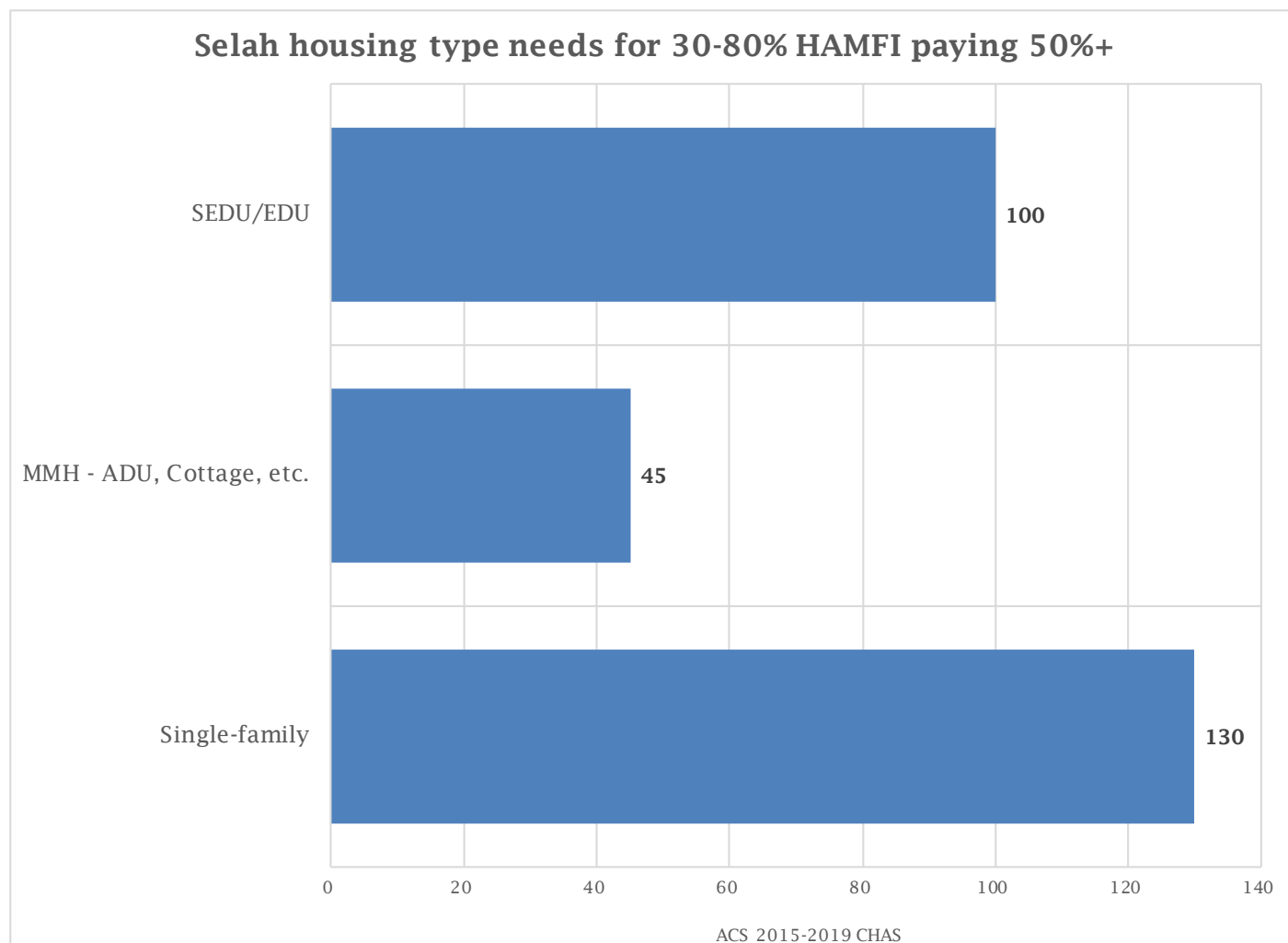




Selah housing type needs for 30-80% HAMFI paying 30-50%







Selah CHAS (Comprehensive Housing Affordability Statistics) ACS 2015-2019

| OWNERS | HAMFI | Housing cost burden | | | Total | HAMFI | Housing cost burden | | | Total |
|---|--------------|---------------------|------------|------------|--------------|--------------|---------------------|--------------|--------------|---------------|
| | | >30% | 30-50% | <50% | | | >30% | 30-50% | <50% | |
| Elderly family (2 persons with either or both age 62+) | | >30% | 0 | 0 | 0 | >30% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 30-50% | 10 | 0 | 10 | 30-50% | 3.4% | 0.0% | 3.4% | 6.8% |
| | | 50-80% | 45 | 0 | 20 | 50-80% | 15.3% | 0.0% | 6.8% | 22.0% |
| | | 80-100% | 25 | 25 | 0 | 80-100% | 8.5% | 8.5% | 0.0% | 16.9% |
| | | 100%+ | 160 | 0 | 0 | 100%+ | 54.2% | 0.0% | 0.0% | 54.2% |
| | Total | 240 | 25 | 30 | 295 | Total | 81.4% | 8.5% | 10.2% | 100.0% |
| Small family (2 persons with neither age 62+, 3 or 4 persons) | | >30% | 0 | 0 | 20 | >30% | 0.0% | 0.0% | 3.0% | 3.0% |
| | | 30-50% | 0 | 0 | 0 | 30-50% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 50-80% | 0 | 75 | 0 | 50-80% | 0.0% | 11.2% | 0.0% | 11.2% |
| | | 80-100% | 30 | 0 | 0 | 80-100% | 4.5% | 0.0% | 0.0% | 4.5% |
| | | 100%+ | 510 | 35 | 0 | 100%+ | 76.1% | 5.2% | 0.0% | 81.3% |
| | Total | 540 | 110 | 20 | 670 | Total | 80.6% | 16.4% | 3.0% | 100.0% |
| Large family (5 or more persons) | | >30% | 0 | 0 | 0 | >30% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 30-50% | 0 | 0 | 0 | 30-50% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 50-80% | 15 | 20 | 0 | 50-80% | 8.6% | 11.5% | 0.0% | 20.1% |
| | | 80-100% | 4 | 50 | 0 | 80-100% | 2.3% | 28.7% | 0.0% | 31.0% |
| | | 100%+ | 85 | 0 | 0 | 100%+ | 48.9% | 0.0% | 0.0% | 48.9% |
| | Total | 104 | 70 | 0 | 174 | Total | 59.8% | 40.2% | 0.0% | 100.0% |
| Elderly non-family | | >30% | 0 | 0 | 25 | >30% | 0.0% | 0.0% | 16.7% | 16.7% |
| | | 30-50% | 40 | 0 | 0 | 30-50% | 26.7% | 0.0% | 0.0% | 26.7% |
| | | 50-80% | 25 | 0 | 0 | 50-80% | 16.7% | 0.0% | 0.0% | 16.7% |
| | | 80-100% | 15 | 0 | 15 | 80-100% | 10.0% | 0.0% | 10.0% | 20.0% |
| | | 100%+ | 30 | 0 | 0 | 100%+ | 20.0% | 0.0% | 0.0% | 20.0% |
| | Total | 110 | 0 | 40 | 150 | Total | 73.3% | 0.0% | 26.7% | 100.0% |
| Non-family, non-elderly | | >30% | 0 | 0 | 0 | >30% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 30-50% | 0 | 0 | 0 | 30-50% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 50-80% | 0 | 10 | 0 | 50-80% | 0.0% | 4.2% | 0.0% | 4.2% |
| | | 80-100% | 65 | 15 | 0 | 80-100% | 27.1% | 6.3% | 0.0% | 33.3% |
| | | 100%+ | 130 | 20 | 0 | 100%+ | 54.2% | 8.3% | 0.0% | 62.5% |
| | Total | 195 | 45 | 0 | 240 | Total | 81.3% | 18.8% | 0.0% | 100.0% |
| Total | | >30% | 0 | 0 | 45 | >30% | 0.0% | 0.0% | 2.9% | 2.9% |
| | | 30-50% | 50 | 0 | 10 | 30-50% | 3.3% | 0.0% | 0.7% | 3.9% |
| | | 50-80% | 85 | 105 | 20 | 50-80% | 5.6% | 6.9% | 1.3% | 13.7% |
| | | 80-100% | 139 | 90 | 15 | 80-100% | 9.1% | 5.9% | 1.0% | 16.0% |
| | | 100%+ | 915 | 55 | 0 | 100%+ | 59.8% | 3.6% | 0.0% | 63.4% |
| | Total | 1,189 | 250 | 90 | 1,529 | Total | 77.8% | 16.4% | 5.9% | 100.0% |
| | | | | | | | | | | |
| RENTERS | HAMFI | Housing cost burden | | | Total | HAMFI | Housing cost burden | | | Total |
| | | >30% | 30-50% | <50% | | | >30% | 30-50% | <50% | |
| Elderly family (2 persons with either or both age 62+) | | >30% | 0 | 0 | 0 | >30% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 30-50% | 0 | 0 | 15 | 30-50% | 0.0% | 0.0% | 51.7% | 51.7% |
| | | 50-80% | 10 | 0 | 0 | 50-80% | 34.5% | 0.0% | 0.0% | 34.5% |
| | | 80-100% | 0 | 0 | 0 | 80-100% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 100%+ | 4 | 0 | 0 | 100%+ | 13.8% | 0.0% | 0.0% | 13.8% |
| | Total | 14 | 0 | 15 | 29 | Total | 48.3% | 0.0% | 51.7% | 100.0% |
| Small family (2 persons with neither age 62+, 3 or 4 persons) | | >30% | 0 | 0 | 95 | >30% | 0.0% | 0.0% | 12.5% | 12.5% |
| | | 30-50% | 0 | 145 | 15 | 30-50% | 0.0% | 19.1% | 2.0% | 21.1% |
| | | 50-80% | 45 | 80 | 0 | 50-80% | 5.9% | 10.5% | 0.0% | 16.4% |
| | | 80-100% | 50 | 40 | 0 | 80-100% | 6.6% | 5.3% | 0.0% | 11.8% |
| | | 100%+ | 290 | 0 | 0 | 100%+ | 38.2% | 0.0% | 0.0% | 38.2% |
| | Total | 385 | 265 | 110 | 760 | Total | 50.7% | 34.9% | 14.5% | 100.0% |
| Large family (5 or more persons) | | >30% | 0 | 15 | 0 | >30% | 0.0% | 14.3% | 0.0% | 14.3% |
| | | 30-50% | 0 | 0 | 0 | 30-50% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 50-80% | 55 | 0 | 0 | 50-80% | 52.4% | 0.0% | 0.0% | 52.4% |
| | | 80-100% | 0 | 0 | 0 | 80-100% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 100%+ | 35 | 0 | 0 | 100%+ | 33.3% | 0.0% | 0.0% | 33.3% |
| | Total | 90 | 15 | 0 | 105 | Total | 85.7% | 14.3% | 0.0% | 100.0% |
| Elderly non-family | | >30% | 20 | 0 | 0 | >30% | 17.4% | 0.0% | 0.0% | 17.4% |
| | | 30-50% | 20 | 0 | 0 | 30-50% | 17.4% | 0.0% | 0.0% | 17.4% |
| | | 50-80% | 35 | 10 | 0 | 50-80% | 30.4% | 8.7% | 0.0% | 39.1% |
| | | 80-100% | 0 | 0 | 20 | 80-100% | 0.0% | 0.0% | 17.4% | 17.4% |
| | | 100%+ | 10 | 0 | 0 | 100%+ | 8.7% | 0.0% | 0.0% | 8.7% |
| | Total | 85 | 10 | 20 | 115 | Total | 73.9% | 8.7% | 17.4% | 100.0% |
| Non-family, non-elderly | | >30% | 0 | 0 | 30 | >30% | 0.0% | 0.0% | 7.9% | 7.9% |
| | | 30-50% | 0 | 60 | 0 | 30-50% | 0.0% | 15.8% | 0.0% | 15.8% |
| | | 50-80% | 80 | 0 | 45 | 50-80% | 21.1% | 0.0% | 11.8% | 32.9% |
| | | 80-100% | 60 | 0 | 0 | 80-100% | 15.8% | 0.0% | 0.0% | 15.8% |
| | | 100%+ | 105 | 0 | 0 | 100%+ | 27.6% | 0.0% | 0.0% | 27.6% |
| | Total | 245 | 60 | 75 | 380 | Total | 64.5% | 15.8% | 19.7% | 100.0% |
| Total | | >30% | 20 | 15 | 125 | >30% | 1.4% | 1.1% | 9.0% | 11.5% |
| | | 30-50% | 20 | 205 | 30 | 30-50% | 1.4% | 14.8% | 2.2% | 18.4% |
| | | 50-80% | 225 | 90 | 45 | 50-80% | 16.2% | 6.5% | 3.2% | 25.9% |
| | | 80-100% | 110 | 40 | 20 | 80-100% | 7.9% | 2.9% | 1.4% | 12.2% |
| | | 100%+ | 444 | 0 | 0 | 100%+ | 32.0% | 0.0% | 0.0% | 32.0% |
| | Total | 819 | 350 | 220 | 1,389 | Total | 59.0% | 25.2% | 15.8% | 100.0% |
| | | | | | | | | | | |
| OWNERS AND RENTERS | HAMFI | Housing cost burden | | | Total | HAMFI | Housing cost burden | | | Total |
| | | >30% | 30-50% | <50% | | | >30% | 30-50% | <50% | |
| Elderly family (2 persons with either or both age 62+) | | >30% | 0 | 0 | 0 | >30% | 0.0% | 0.0% | 0.0% | 0.0% |
| | | 30-50% | 10 | 0 | 25 | 30-50% | 3.1% | 0.0% | 7.7% | 10.8% |
| | | 50-80% | 55 | 0 | 20 | 50-80% | 17.0% | 0.0% | 6.2% | 23.1% |
| | | 80-100% | 25 | 25 | 0 | 80-100% | 7.7% | 7.7% | 0.0% | 15.4% |
| | | 100%+ | 164 | 0 | 0 | 100%+ | 50.6% | 0.0% | 0.0% | 50.6% |
| | Total | 254 | 25 | 45 | 324 | Total | 78.4% | 7.7% | 13.9% | 100.0% |
| Small family (2 persons with neither age 62+, 3 or 4 persons) | | >30% | 0 | 0 | 115 | >30% | 0.0% | 0.0% | 8.0% | 8.0% |
| | | 30-50% | 0 | 145 | 15 | 30-50% | 0.0% | 10.1% | 1.0% | 11.2% |
| | | 50-80% | 45 | 155 | 0 | 50-80% | 3.1% | 10.8% | 0.0% | 14.0% |
| | | 80-100% | 80 | 40 | 0 | 80-100% | 5.6% | 2.8% | 0.0% | 8.4% |
| | | 100%+ | 800 | 35 | 0 | 100%+ | 55.9% | 2.4% | 0.0% | 58.4% |
| | Total | 925 | 375 | 130 | 1,430 | Total | 64.7% | 26.2% | 9.1% | 100.0% |

Selah housing type requirements per household type ACS 2015-2019

| OWNERS & RENTERS | | Housing cost burden | | | | Total | |
|--------------------------------|---|---------------------------------------|---|-----------------|---------------|---------------|-------|
| | | HAMFI | >30% | 30-50% | <50% | | |
| MMH - ADU, Cottage | Elderly family (2 persons with either or both age 62+) | >30% | 0 | 0 | 0 | 0 | |
| | | 30-50% | 10 | 0 | 25 | 35 | |
| | | 50-80% | 55 | 0 | 20 | 75 | |
| | | 80-100% | 25 | 25 | 0 | 50 | |
| | | 100%+ | 164 | 0 | 0 | 164 | |
| | Total | 254 | 25 | 45 | 324 | | |
| MMH - ADU, Cottage | Small family (2 persons with neither age 62+, 3 or 4 persons) | >30% | 0 | 0 | 115 | 115 | |
| | | 30-50% | 0 | 145 | 15 | 160 | |
| | | 50-80% | 45 | 155 | 0 | 200 | |
| | | 80-100% | 80 | 40 | 0 | 120 | |
| | | 100%+ | 800 | 35 | 0 | 835 | |
| | Total | 925 | 375 | 130 | 1,430 | | |
| Single-family | Large family (5 or more persons) | >30% | 0 | 15 | 0 | 15 | |
| | | 30-50% | 0 | 0 | 0 | 0 | |
| | | 50-80% | 70 | 20 | 0 | 90 | |
| | | 80-100% | 4 | 50 | 0 | 54 | |
| | | 100%+ | 120 | 0 | 0 | 120 | |
| | Total | 194 | 85 | 0 | 279 | | |
| SEDU/EDU | Elderly non-family | >30% | 20 | 0 | 25 | 45 | |
| | | 30-50% | 60 | 0 | 0 | 60 | |
| | | 50-80% | 60 | 10 | 0 | 70 | |
| | | 80-100% | 15 | 0 | 35 | 50 | |
| | | 100%+ | 40 | 0 | 0 | 40 | |
| | Total | 195 | 10 | 60 | 265 | | |
| SEDU/EDU | Other non-family | >30% | 0 | 0 | 30 | 30 | |
| | | 30-50% | 0 | 60 | 0 | 60 | |
| | | 50-80% | 80 | 10 | 45 | 135 | |
| | | 80-100% | 125 | 15 | 0 | 140 | |
| | | 100%+ | 235 | 20 | 0 | 255 | |
| | Total | 440 | 105 | 75 | 620 | | |
| | ALL TOTAL | 2,008 | 600 | 310 | 2,918 | | |
| | | | | | | | |
| OWNERS & RENTERS | | Housing cost burden | | | | Total | |
| | | HAMFI | >30% | 30-50% | <50% | | |
| MMH - ADU, Cottage | Elderly family (2 persons with either or both age 62+) | >30% | 0.0% | 0.0% | 0.0% | 0.0% | |
| | | 30-50% | 3.1% | 0.0% | 7.7% | 10.8% | |
| | | 50-80% | 17.0% | 0.0% | 6.2% | 23.1% | |
| | | 80-100% | 7.7% | 7.7% | 0.0% | 15.4% | |
| | | 100%+ | 50.6% | 0.0% | 0.0% | 50.6% | |
| | Total | 78.4% | 7.7% | 13.9% | 100.0% | | |
| MMH - ADU, Cottage | Small family (2 persons with neither age 62+, 3 or 4 persons) | >30% | 0.0% | 0.0% | 8.0% | 8.0% | |
| | | 30-50% | 0.0% | 10.1% | 1.0% | 11.2% | |
| | | 50-80% | 3.1% | 10.8% | 0.0% | 14.0% | |
| | | 80-100% | 5.6% | 2.8% | 0.0% | 8.4% | |
| | | 100%+ | 55.9% | 2.4% | 0.0% | 58.4% | |
| | Total | 64.7% | 26.2% | 9.1% | 100.0% | | |
| MMH - ADU, Cottage | Large family (5 or more persons) | >30% | 0.0% | 5.4% | 0.0% | 5.4% | |
| | | 30-50% | 0.0% | 0.0% | 0.0% | 0.0% | |
| | | 50-80% | 25.1% | 7.2% | 0.0% | 32.3% | |
| | | 80-100% | 1.4% | 17.9% | 0.0% | 19.4% | |
| | | 100%+ | 43.0% | 0.0% | 0.0% | 43.0% | |
| | Total | 69.5% | 30.5% | 0.0% | 100.0% | | |
| MMH - ADU, Cottage | Elderly non-family | >30% | 7.5% | 0.0% | 9.4% | 17.0% | |
| | | 30-50% | 22.6% | 0.0% | 0.0% | 22.6% | |
| | | 50-80% | 22.6% | 3.8% | 0.0% | 26.4% | |
| | | 80-100% | 5.7% | 0.0% | 13.2% | 18.9% | |
| | | 100%+ | 15.1% | 0.0% | 0.0% | 15.1% | |
| | Total | 73.6% | 3.8% | 22.6% | 100.0% | | |
| MMH - ADU, Cottage | Other non-family | >30% | 0.0% | 0.0% | 4.8% | 4.8% | |
| | | 30-50% | 0.0% | 9.7% | 0.0% | 9.7% | |
| | | 50-80% | 12.9% | 1.6% | 7.3% | 21.8% | |
| | | 80-100% | 20.2% | 2.4% | 0.0% | 22.6% | |
| | | 100%+ | 37.9% | 3.2% | 0.0% | 41.1% | |
| | Total | 71.0% | 39.6% | 28.3% | 100.0% | | |
| | ALL TOTAL | 68.8% | 20.6% | 10.6% | 100.0% | | |
| | | | | | | | |
| PROJECTED ASSISTED REQUIREMENT | | All households | | | | Total | |
| | | HAMFI | >30% | 30-50% | <50% | | |
| MMH - ADU, Cottage | Elderly family (2 persons with either or both age 62+) | >30-100% | 324 | 100.0% | | | |
| | | Single-family | Small family (2 persons with neither age 62+, 3 or 4 persons) | 1,430 | 100.0% | Single-family | 1,709 |
| | | Single-family | Large family (5 or more persons) | 279 | 100.0% | MMH - ADU, | 324 |
| | | SEDU/EDU | Elderly non-family | 620 | 100.0% | SEDU/EDU | 885 |
| | | SEDU/EDU | Other non-family | 265 | 100.0% | | 2,918 |
| | | 2,918 | 100.0% | | | | |
| | | | | | | | |
| Under 80% AMI | | Alleviate housing cost burden 50%+ | | | | Total | |
| | | >30-80% | 45 | 13.9% | | | |
| MMH - ADU, Cottage | Elderly family (2 persons with either or both age 62+) | >30-80% | 45 | | | | |
| | | Single-family | Small family (2 persons with neither age 62+, 3 or 4 persons) | 130 | 9.1% | Single-family | 130 |
| | | Single-family | Large family (5 or more persons) | 0 | 0.0% | MMH - ADU, | 45 |
| | | SEDU/EDU | Elderly non-family | 25 | 9.4% | SEDU/EDU | 100 |
| | | SEDU/EDU | Other non-family | 75 | 12.1% | | 275 |
| | | 275 | 44.5% | | | | |
| | | | | | | | |
| | | Alleviate housing cost burden 30-50%+ | | | | Total | |
| | | >30-80% | 45 <th>13.9%<th></th></th> | 13.9% <th></th> | | | |
| MMH - ADU, Cottage | Elderly family (2 persons with either or both age 62+) | >30-80% | 430 | 30.1% | Single-family | 465 | |
| | | Single-family | Small family (2 persons with neither age 62+, 3 or 4 persons) | 35 | 12.5% | MMH - ADU, | 45 |
| | | SEDU/EDU | Elderly non-family | 35 | 13.2% | SEDU/EDU | 180 |
| | | SEDU/EDU | Other non-family | 145 | 23.4% | | 690 |
| | | | | 145 | 23.4% | | |

| | | | | | | | | | | |
|----------------------------------|--------------|--------------|------------|------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Large family (5 or more persons) | >30% | 0 | 15 | 0 | 15 | >30% | 0.0% | 5.4% | 0.0% | 5.4% |
| | 30-50% | 0 | 0 | 0 | 0 | 30-50% | 0.0% | 0.0% | 0.0% | 0.0% |
| | 50-80% | 70 | 20 | 0 | 90 | 50-80% | 25.1% | 7.2% | 0.0% | 32.3% |
| | 80-100% | 4 | 50 | 0 | 54 | 80-100% | 1.4% | 17.9% | 0.0% | 19.4% |
| | 100%+ | 120 | 0 | 0 | 120 | 100%+ | 43.0% | 0.0% | 0.0% | 43.0% |
| | Total | 194 | 85 | 0 | 279 | Total | 69.5% | 30.5% | 0.0% | 100.0% |
| Elderly non-family | >30% | 20 | 0 | 25 | 45 | >30% | 7.5% | 0.0% | 9.4% | 17.0% |
| | 30-50% | 60 | 0 | 0 | 60 | 30-50% | 22.6% | 0.0% | 0.0% | 22.6% |
| | 50-80% | 60 | 10 | 0 | 70 | 50-80% | 22.6% | 3.8% | 0.0% | 26.4% |
| | 80-100% | 15 | 0 | 35 | 50 | 80-100% | 5.7% | 0.0% | 13.2% | 18.9% |
| | 100%+ | 40 | 0 | 0 | 40 | 100%+ | 15.1% | 0.0% | 0.0% | 15.1% |
| | Total | 195 | 10 | 60 | 265 | Total | 73.6% | 3.8% | 22.6% | 100.0% |
| Non-family, non-elderly | >30% | 0 | 0 | 30 | 30 | >30% | 0.0% | 0.0% | 4.8% | 4.8% |
| | 30-50% | 0 | 60 | 0 | 60 | 30-50% | 0.0% | 9.7% | 0.0% | 9.7% |
| | 50-80% | 80 | 10 | 45 | 135 | 50-80% | 12.9% | 1.6% | 7.3% | 21.8% |
| | 80-100% | 125 | 15 | 0 | 140 | 80-100% | 20.2% | 2.4% | 0.0% | 22.6% |
| | 100%+ | 235 | 20 | 0 | 255 | 100%+ | 37.9% | 3.2% | 0.0% | 41.1% |
| | Total | 440 | 105 | 75 | 620 | Total | 71.0% | 16.9% | 12.1% | 100.0% |
| Total | >30% | 20 | 15 | 170 | 205 | >30% | 0.7% | 0.5% | 5.8% | 7.0% |
| | 30-50% | 70 | 205 | 40 | 315 | 30-50% | 2.4% | 7.0% | 1.4% | 10.8% |
| | 50-80% | 310 | 195 | 65 | 570 | 50-80% | 10.6% | 6.7% | 2.2% | 19.5% |
| | 80-100% | 249 | 130 | 35 | 414 | 80-100% | 8.5% | 4.5% | 1.2% | 14.2% |
| | 100%+ | 1,359 | 55 | 0 | 1,414 | 100%+ | 46.6% | 1.9% | 0.0% | 48.5% |
| | Total | 2,008 | 600 | 310 | 2,918 | Total | 68.8% | 20.6% | 10.6% | 100.0% |

690 93.1%

Source: ACS 2013-2017 CHAS

Appendix H - Racially disparate impacts and housing displacement risks

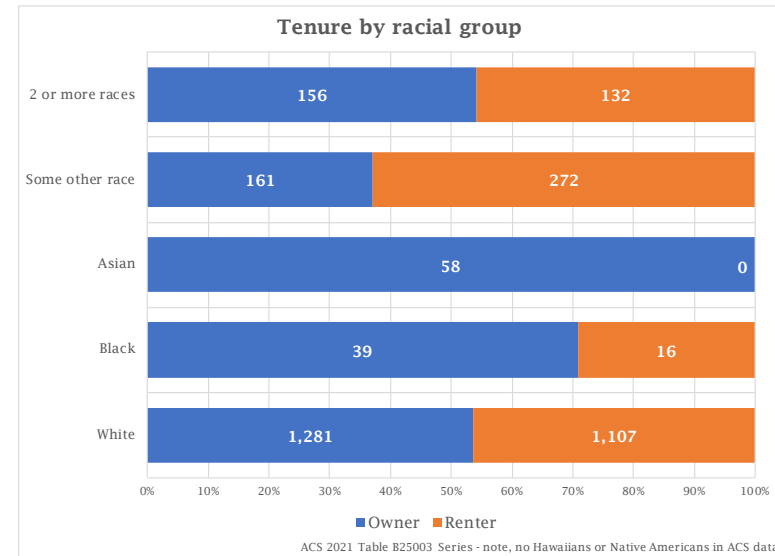
Racially disparate impacts

RCW 36.70A.070(e) requires identification of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing. This includes zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Zoning emerged in the early 1900's and explicitly race-based zoning had to be banned almost immediately because of the 1917 Supreme Court case of *Buchanan v. Warley*. After that decision, cities and towns crafted less direct methods to divide people by race and class with zoning policies that are still prevalent today.

Indirect methods largely rely on the differences of wealth, income, and tenure between peoples' race and ethnicities. In Selah, for example, 47% of all households are occupied by renters. About 46% of White households are renters, while 63% of persons of 2 or more races are renters (ACS survey did not include data on Hawaiian or Native Americans) and 56% of Hispanic households rent. Policies that restrict the supply and price of rental housing have a disproportionate impact on people of color.

Common racially disparate policies and practices include:

- Minimum lot sizes
- Lack of available land zoned for multifamily housing and middle housing (like duplexes and townhomes)
- Multifamily housing only allowed in busy commercial districts, industrial areas, in hazardous areas, and/or near loud and unsafe arterial roads
- Excessive minimum setbacks, building height limits, parking standards, historic preservation standards, and other



restrictions that limit housing capacity on individual sites, especially for multifamily and middle housing

- Excessive fees, complicated processes, and unclear regulations, especially for small projects commonly undertaken by local homeowners and small investors like adding an accessory dwelling unit or building a duplex
- Complete prohibitions on low-cost building materials

Disinvestment and infrastructure availability

Disinvestment refers to a lack of financial investment and infrastructure made available to certain neighborhoods or communities including:

- Lack of trees, parks, and other amenities near multifamily

housing or neighborhoods with lower incomes.

- Lack of low-cost transportation options like pedestrian/bike routes and transit service connecting multifamily housing to jobs and services.
- Limited supply of affordable housing options for low-moderate income people where hospital, transit, and jobs are concentrated.

Housing displacement risk

Housing displacement is the risk of being forced out of a home or community due to various economic, social, or environmental factors of which the consequences can be severe and long-lasting, often leading to homelessness, social dislocation, and economic hardship.

Economic forces - such as rising housing costs, gentrification, and redevelopment, are among the most common causes. As land values increase and property owners seek to maximize profit by converting low-income housing into more expensive properties low-income residents may not be able to afford to live in the community.

Environmental factors - can also play a significant role in housing displacement risk including natural disasters, such as hurricanes, floods, and wildfires, destroy homes and force residents to relocate. Climate change, including rising sea levels and increasing temperatures, also exacerbates housing displacement risk by making some areas uninhabitable or too expensive to live in.

Social factors - such as discrimination and displacement can also lead to housing displacement where marginalized communities are forcibly removed to make way for redevelopment projects or to create "safer" neighborhoods.

Homelessness, social dislocation, and economic hardship are

common outcomes for persons displaced from homes.

Displaced residents may struggle to find affordable housing in a new location or may have to leave behind important social networks and support systems. Displacement can also disrupt educational opportunities for children and lead to lower educational outcomes.

The impact of housing displacement is particularly acute for vulnerable populations, such as low-income households and immigrants who often face significant barriers to accessing affordable housing and may be more likely to experience housing displacement.

Addressing housing displacement risk requires a comprehensive approach that includes policy solutions, community engagement, and equitable development strategies to ensure that all residents have access to safe, affordable, and stable housing. It also requires investment in affordable housing and infrastructure to support sustainable communities.

Housing displacement risk mapping methodology - the Washington State Department of Commerce provides guidance on mapping displacement risk within communities that relies on information not readily available to communities in Eastern Washington. A replacement measurement is the Federal Agency for Toxic Substances and Disease Registry (ATSDR).

ATSDR developed a mapping system for the Center for Disease Control and Prevention's (CDC) Social Vulnerability Index (SVI) that identifies communities that are likely to be at the highest risk for needing support during or after hazardous events. The SVI mapping uses many metrics that illustrate displacement risk including Socioeconomic Status, Household Composition and Disability, Minority Status and Language, and Housing Type and Transportation. The metrics combined result in an Overall SVI Value, which is used to gauge displacement risk.

The Overall SVI Value is a number that ranges from 0 to 1 where 0 means is low displacement risk and 1 a high displacement risk identified by Census Tracts.

Selah Housing Displacement Risk - Selah's census tract 63280 is rated...

Physical displacement strategies

Acquisition and financing of existing multi-family housing - cities and housing authorities can track housing with income restrictions or covenants that are about to expire and acquire developments that serve low- or moderate-income residents to avoid displacement of residents including properties likely for redevelopment.

Alternatively, public funds can support private or non-profit owners of buildings with expiring affordability covenants to preserve existing communities and retain long-term affordable housing stock.

Third-party purchase of existing affordable housing - community-based organizations, non-profits, and community land trusts can acquire, preserve, or create affordable housing that preserves affordable housing and prevents displacement within a neighborhood.

Notice of intent to sell/sale ordinance - requires owners provide official notification to tenants and local housing officials the opportunity to purchase and preserve housing that serves low- or moderate-income residents. The notice of intent also acts as a mitigation measure for residents, providing time to prepare for a potential need to move.

The National Housing Preservation Database (NHPD) and PolicyMap identifies properties with expiring income-restricted covenants that allow cities to proactively identify units for preservation as affordable to low-income households.

Foreclosure intervention counseling - Foreclosure intervention counselors serve as intermediaries between homeowners and financial institutions to advocate for at-risk homeowners in need of budgeting assistance, refinanced loan terms or repaired credit scores. Cities can use affordable housing funds to support these programs, or community land trusts can step in to purchase foreclosed property, helping to restore ownership for residents.

Mobile home park conversion - the Washington State Housing Finance Commission, in partnership with Resident Owned Communities (ROC) Northwest and ROC USA, provides a community investment program for mobile home parks that enables mobile home park residents to organize and purchase the land that serves the community. Mobile home parks often house moderate- and low-income residents, and the program, which operates as a co-op, protects residents from unexpected rent increases over time and empowers residents to complete much-needed deferred maintenance projects.

Tenant relocation assistance - neighborhoods that are zoned to allow greater density may see an increase in demolition of existing housing units for development of new, higher-density housing types displacing existing tenants who then incur moving costs. WAC 365- 196-835, RCW 59.18.440, and RCW 8.26 allow cities to enact ordinances that require developers, public funds, or a combination provide relocation funds for displaced tenants. Tenants at or below 50% AMI, adjusted for family size, qualify for available funds.

Just cause eviction protections - requires that tenants receive at least 20-day notice when asked to leave a property. However, state law does not require landlords to provide an explanation

for the demand and is particularly disruptive for month-to-month tenants without long-term lease agreements. Local jurisdictions can pass just cause eviction protections that mandate landlords provide tenants a legally justifiable reason when asked to vacate.

Legally justifiable reasons may include failure to pay on time or meet terms of the lease agreement, sale of the building, or owner's desire to assume occupancy of the unit. Just cause protection does not avoid displacement, but it promotes rental stability and provides legal recourse for residents who are asked to vacate without reasonable justification.

“Right to Return” policies for promoting home ownership - reverses the effects of past physical displacement by providing down payment assistance for first-time homebuyers who can prove to have been victims of displacement. Programs may prioritize cases of displacement by direct government action.

Regulate short-term rentals (STR) - regulations reduce the impact on displacement and housing affordability by requiring registration and reporting from owners of STR units. STR policy regulations should prioritize actions that reduce the likelihood of converting long-term rentals into STR's including:

- Restricting short-term rentals to zones allowing tourist accommodations as in the City of Chelan.
- Setting caps on the number of allowed short-term rentals per host as in Seattle and Okanogan-Methow.
- Limiting the number of nights, a short-term rental in a residential zone can be rented to guests annually as in Bend, Oregon to minimize ownership of property purely for use as a full-time short-term rental.
- Requiring permanent resident occupancy for a period prior to the unit being offered for a short-term rental.

As a mitigation measure, STRs can be charged transient rental or hotel taxes, with revenue contributing to anti-displacement

initiatives.

Regulation of short-term rentals can be complex and involve requirements for annual licenses or permits, standards for the protection of guests, and/or standards for the protection of neighbors as well as added code enforcement resources.

Economic displacement strategies

Proactive economic displacement strategies focus on making residents more economically resilient and less vulnerable to rapidly rising housing costs using the following:

Community land trust (CLT) - is a non-profit organization, owned by a collective of community members that buy and hold land within a housing development. The CLT may raise funds through public or private sources to build structures on land to be used for community purposes or to be sold to low- or moderate-income residents. Building occupants pay a monthly land lease fee to the trust, which maintains ownership of the land itself.

CLT's build community wealth by cooperatively owning land and providing affordable long-term housing. CLTs also prevent displacement by keeping ownership of the land and property out of the private market and ensuring that new development serves community goals such as housing affordability. Public policy can support CLT's by land donation or contributing funds for land acquisition.

Need-based rehabilitation assistance - helps low-income, disabled, or senior residents make needed home repairs and safety upgrades by offering favorable financing terms or time-limited tax abatements to qualified homeowners. Projects that address weatherization and energy efficiency improvements can improve long-term affordability for the homeowner by reducing monthly energy costs.

- Affordable housing funds can be used to directly provide loans or to partner with non-profit organizations specializing in this type of work.
- RCW 84.37 and RCW 84.38 provide for property tax deferral for homeowners with limited incomes.
- Local housing websites may also provide information about state and local programs for home repair assistance and help with energy bills.

Down payment assistance – proactively offer no-interest or low-interest capital for qualified buyers including first-time buyers typically pairing with home ownership education courses to encourage financial preparedness.

Property tax assistance programs – help longtime residents who own a home and wish to stay in a neighborhood may struggle to keep up with property tax cost increases. Washington State provides for widows and widowers of veterans, but other states have programs that assist low-income, elderly, or disabled homeowners as well including renters who incur increased property tax payments through increased rental rates.

Cultural displacement strategies

Cultural displacement strategies preserve business and cultural anchors to maintain the physical activities that support place-based social networks. Cultural displacement strategies protect, foster, and minimize physical displacement of existing businesses or anchors and provide for appropriate and affordable commercial/cultural space in new developments.

Small businesses and cultural anchors, especially in areas with high displacement risk, may struggle to invest in building space and keep up with rent. Washington state law establishes local governments' authority to support businesses in the following ways:

Economic development programs - cities may engage in economic development programs including contracting with nonprofit corporations and other acts relating to economic development (RCW 35.21.703).

Restrictions on city/county funds - Washington's prohibition against using general government funds for gifts or loans to private parties for economic development (State Constitution Article 8 Section 7) is a barrier to supporting businesses and cultural anchors making it difficult to justify how funding a business or organization provides "necessary support of the poor and infirm." As a result, cities are getting creative about how to support important activities by using federal and private funds which have greater flexibility than general city/county funds, and in a variety of partnerships.

Federal and private funds – do not have the same stringent restrictions on general city/county funds and can pay rent and operating costs. A limited-liability company, overseen by the city but not a city entity itself, can manage a federal tax credit program and investor fee revenues including the use of federal CDBG funds.

Community lenders – can provide flexible loans to small and entrepreneurial businesses including Sharia-compliant loans where no interest is charged, and fees are based on profit. Sharia is important for businesses who are prohibited from paying interest on loans for religious reasons.

Financing ground floor commercial - because of state restrictions on city/county funds, financing commercial space can be more challenging than affordable housing on upper floors though cities and counties can use federal and private funds.

Preservation Development Authorities (PDA) and Ports – as quasi-public corporations, have flexibility in providing affordable commercial and arts spaces. PDAs are particularly

useful for developing and maintaining ground floor space for commercial and arts activities and leasing to businesses and nonprofits. Ground floor improvement costs can otherwise be insurmountable to individual businesses and nonprofits.

Commercial Community Land Trust (CCLT) - as nonprofit corporations can secure and maintain access to land for public benefit including preservation of affordable commercial space. Preservation is often more useful than new construction, especially when the economics of nonprofit arts organizations may need specialized physical spaces and micro-businesses that struggle to afford rents in new construction. Land trusts can help preserve existing affordable space or increase affordability in new space.

Community benefits/development agreements - are voluntary, negotiated contracts between a developer and a city/county that specify the public benefits the development will provide and each parties' responsibilities for affordable housing, affordable commercial space, community gathering space, and other public amenities. Developers can agree to build out the ground floor space for small businesses and cultural anchors, making it more affordable initially, and then gradually achieve market rent over time.

Micro-retail and flexible cultural space design - preserving existing affordable space is typically most effective for maintaining affordability, but if new space must be built or adapted the ground floor space should be designed with nontraditional commercial uses in mind including coffee shops, restaurants, micro-retail, and arts organizations to reduce initial move-in/tenant improvement costs.

Business incubators, co-working spaces, and artisan/maker spaces - shared workspaces allow businesses, artists/artisans, and nonprofits to pool resources in a shared space and spark collaboration and are typically run by non-profit organizations.

Other strategies include:

- Racial equity impact assessment and business support during public infrastructure construction
- Business relocation and business planning assistance when physically displaced
- Cooperative ownership models
- Worker-owned cooperatives
- Rental relocation assistance

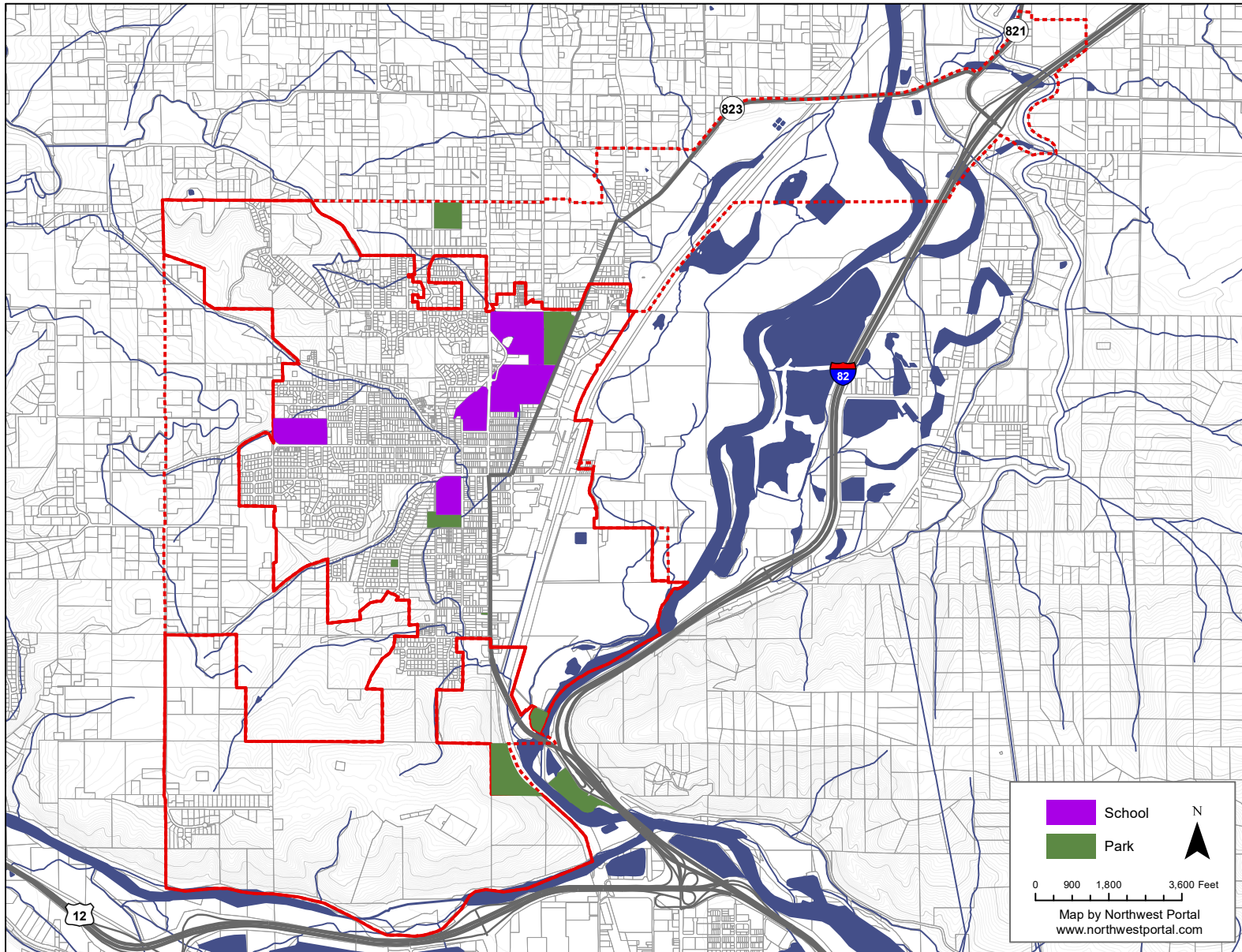
Appendix I – Buildable Land Capacity 2023

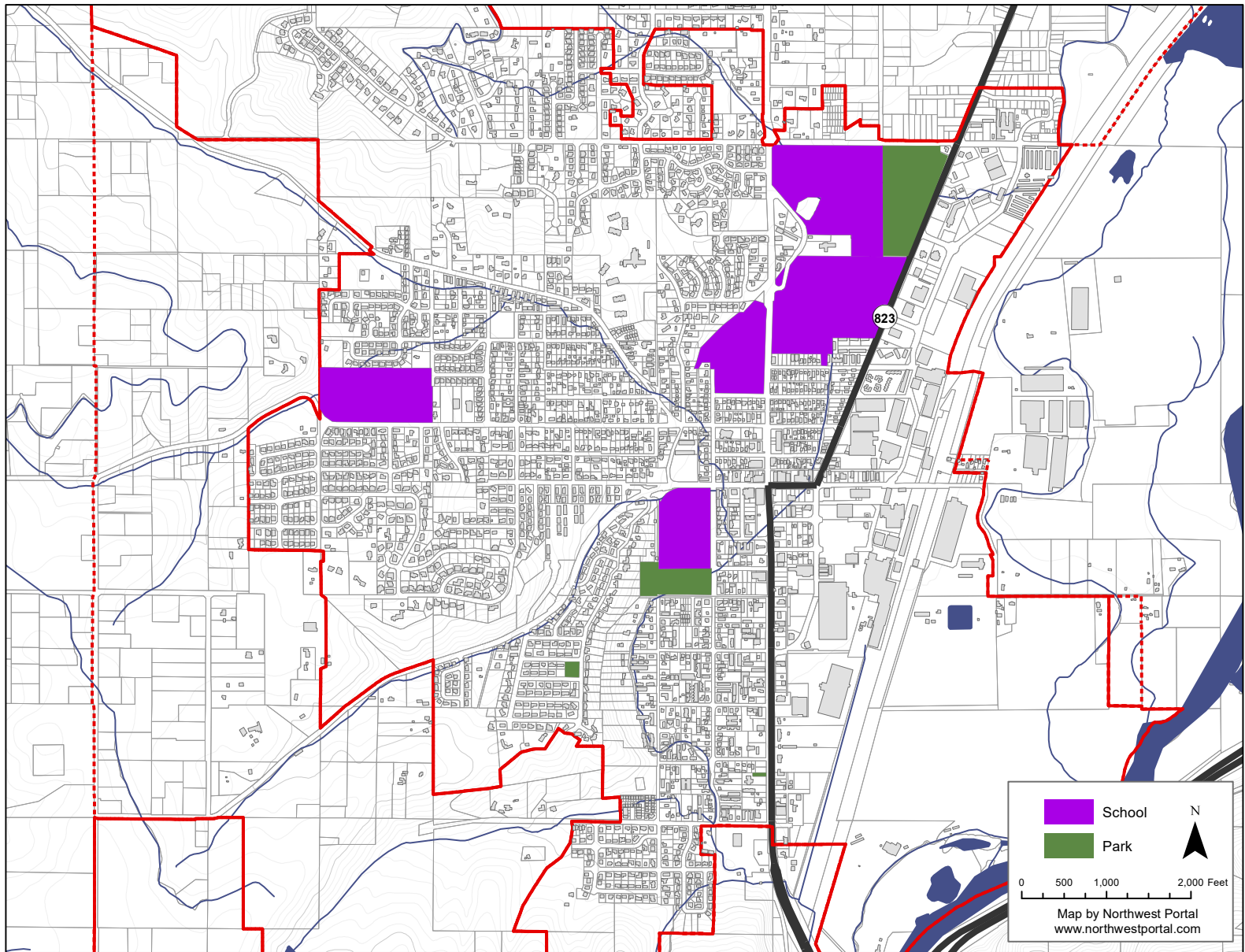
City of Selah Residential Land Use Capacity Analysis

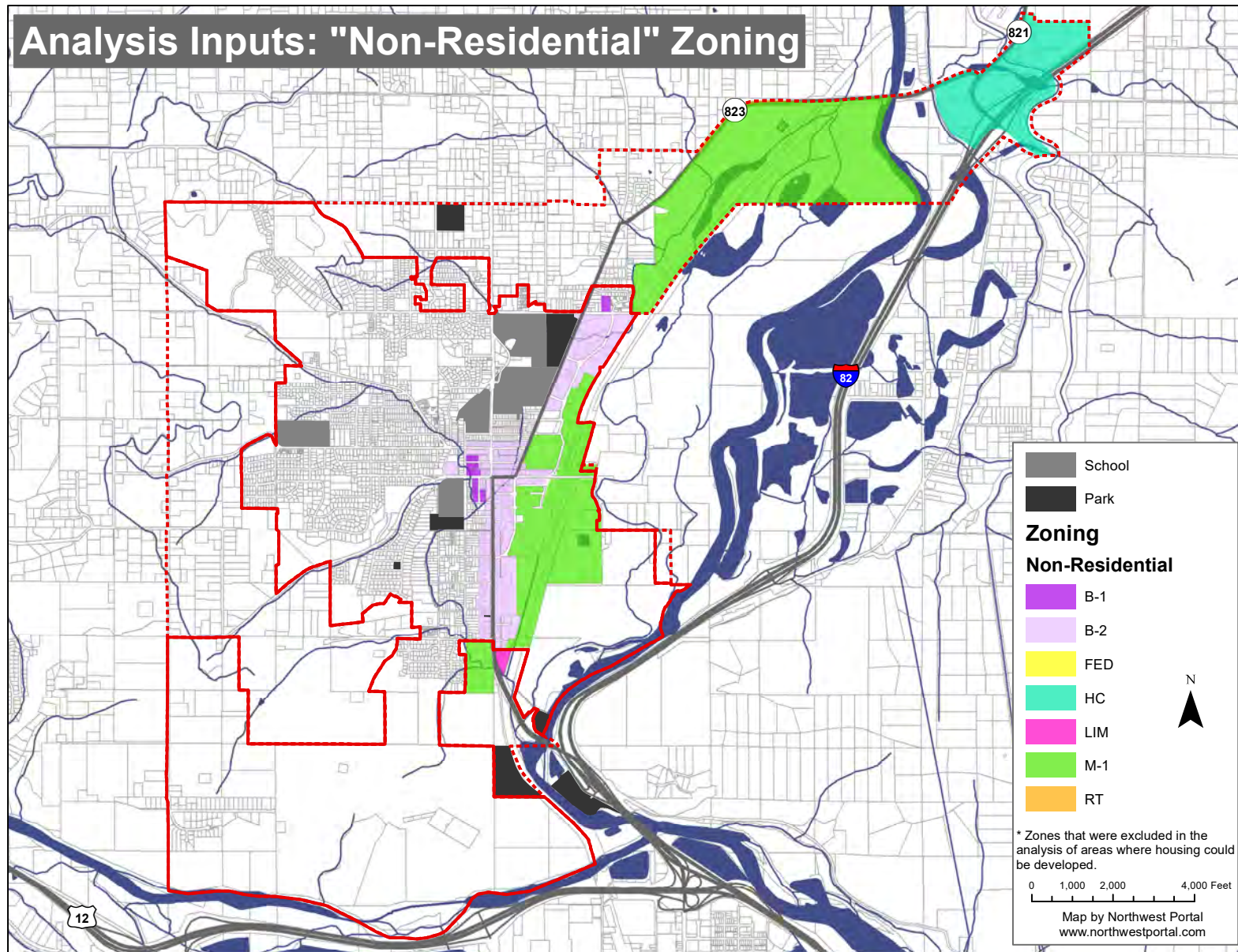
| | LDSF | Existing City Limits | | | | Totals |
|--|--------------|----------------------|--------------|--------------|-------------|----------------|
| | R-1 | R-2 | R-3 | PD | | |
| Vacant Land (Acres) (1) | 137.8 | 929.1 | 2.8 | 11.7 | 15.7 | 1,097.1 |
| Less Areas Not Suitable for Development | -31.7 | -168.4 | 0.0 | -0.9 | -2.8 | -203.9 |
| Less Parcels in Public Use or Ownership (Acres) (2) | -22.5 | -26.0 | 0.0 | -0.2 | -0.9 | -49.5 |
| Less Parcels Not Suitable for Development (Acres) (3) | -9.2 | -142.5 | 0.0 | -0.8 | -1.9 | -154.3 |
| Underdeveloped acres potentially suitable for Res Development | 4.0 | 166.1 | 16.2 | 16.2 | 0.0 | 202.4 |
| Net Acres Potentially Suitable For Residential Development | 110.0 | 926.8 | 18.9 | 26.9 | 13.0 | 1095.6 |
| Further Adjustments | -65.4 | -655.8 | 0.0 | -17.5 | -4.5 | -743.2 |
| Less Parcels With Fixed Development Potential (Acres) (5) | 0 | -53.34 | 0 | 0.0 | 0.0 | -53.3 |
| Less 25% Market Factor Deduction (Acres) (6) | -27.5 | -218.4 | 0.0 | -6.7 | 0.0 | -252.6 |
| Less Critical Areas (Acres)(4) | -13.8 | -238.2 | 0.0 | -5.7 | 0.0 | -257.7 |
| Less 35% Site Utilization Factor Deduction (Acres) (7) | -24.1 | -145.9 | 0.0 | -5.1 | -4.5 | -179.6 |
| Adjusted Net Acres Potentially Suitable For Development | 44.7 | 271.0 | 0.0 | 9.4 | 8.4 | 352.4 |
| Population Capacity Analysis | | | | | | |
| Average Dwelling Units per Acre (8) | 5 | 5 | 12 | 24 | 5 | |
| Potential Dwelling Units | 223 | 1355 | 0 | 226 | 42 | 1846 |
| Dwelling Units from Lots with a Fixed Development Potential (9) | 0 | 83 | 0 | 0 | 0 | 83 |
| Total Potential New Dwelling Units | 223 | 1438 | 0 | 226 | 42 | 1,929 |
| 2018 Selah Average Household Size (10) | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | |
| Potential Population Growth | 594 | 3825 | 0 | 601 | 112 | 5,132 |
| Total Potential Population Growth Within Selah City Limits | | | 5,132 | | | |

Notes:

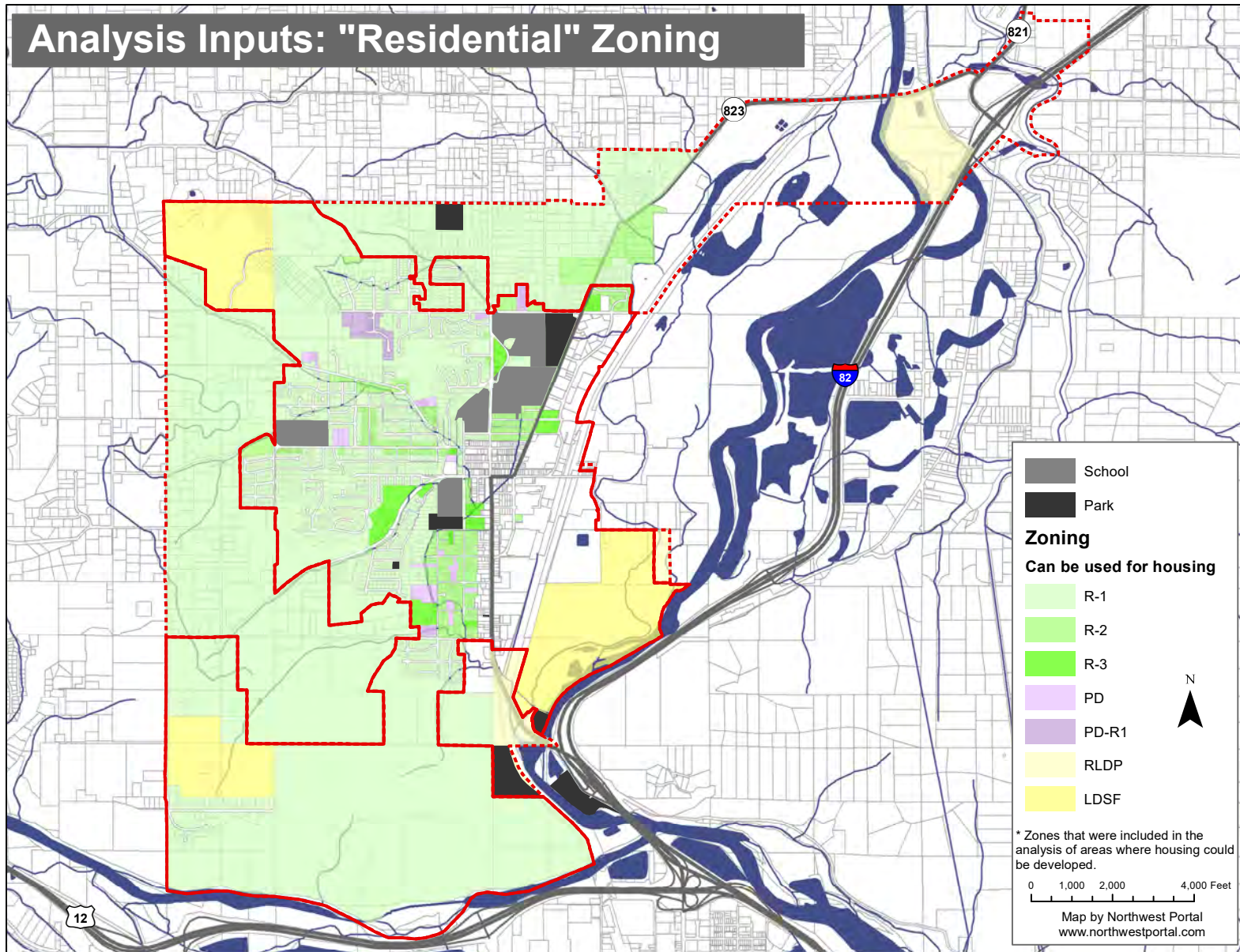
- (1) Includes parcels with land use codes 81, 83, 91, and 99.
- (2) Includes lands owned by city, county, and state governments and special purpose districts, as well as property owned by the William O. Douglas Trail Foundation.
- (3) Includes parcels that are coded as vacant parcels for taxation purposes, but have little or no development potential, such as driveways, private roads, and railroad ROW, as well as parcels with a structure over the property line, landlocked parcels, parcels too small to build on, and irregularly shaped parcels. A more detailed analysis may reveal that there are more lots that should be included in this category.
- (4) This is an estimation of the acreage on vacant parcels potentially suitable for development that appears to meet the City's definition for wetlands and steep slopes. It does not include the required buffers and setbacks which would further reduce the development potential.
- (5) Some vacant parcels were recently platted and specifically designed for only one single family dwelling unit. The estimated development potential of these parcels is added back in later in the analysis.
- (6) For planning purposes, it is assumed that 25% of the vacant land potentially suitable for development will not be available for development during the 20-year planning horizon.
- (7) For planning purposes, it is assumed that 35% of a site will be utilized for access and utilities, etc.
- (8) For planning purposes it is assumed that vacant parcels will be developed at their maximum density which in all likelihood overestimates the development potential. An analysis of the achieved density in recent years would provide a more accurate assessment.
- (9) See footnote (5).
- (10) Source: American Community Survey 5-Year Estimates, Selected Households and Family, 2018.



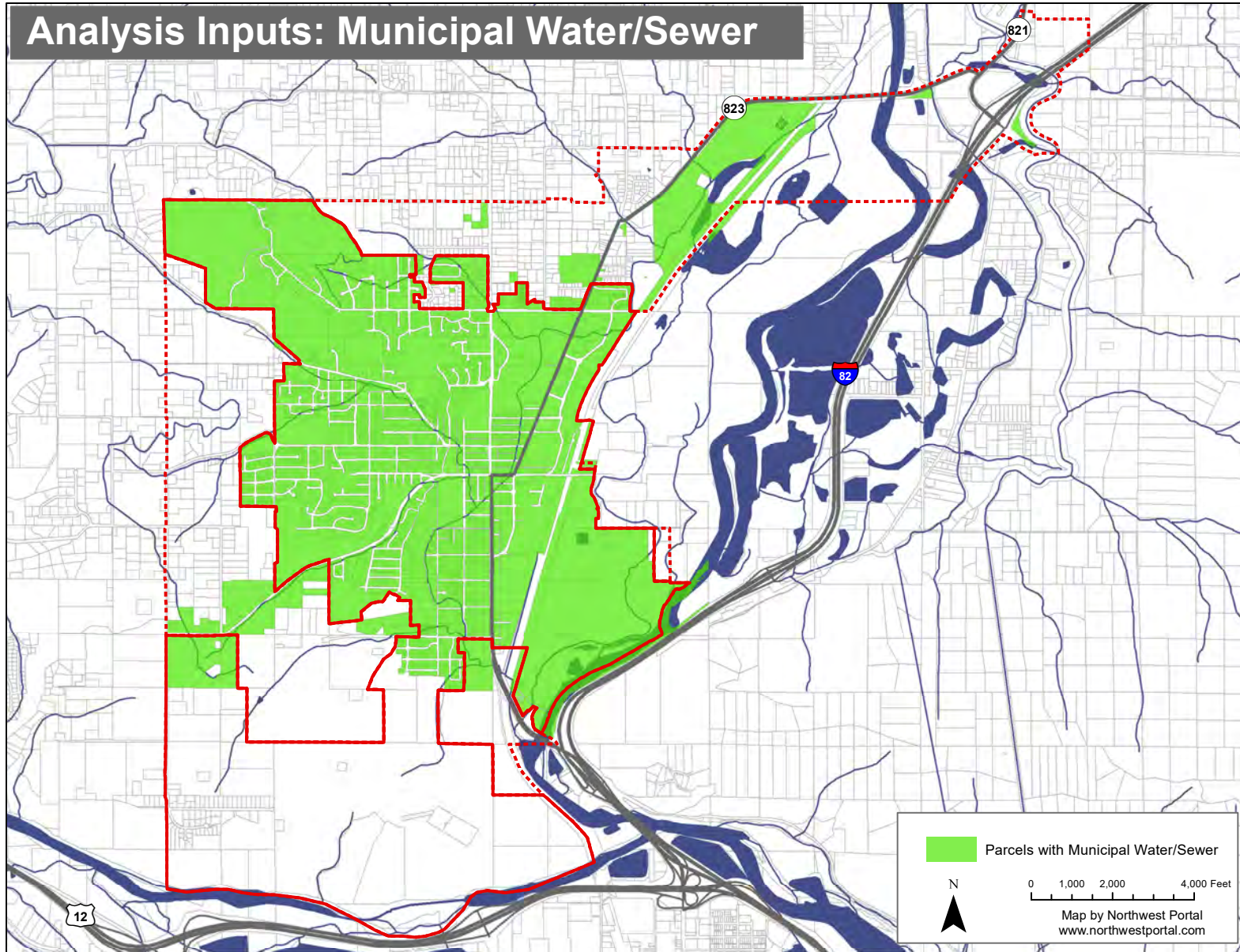




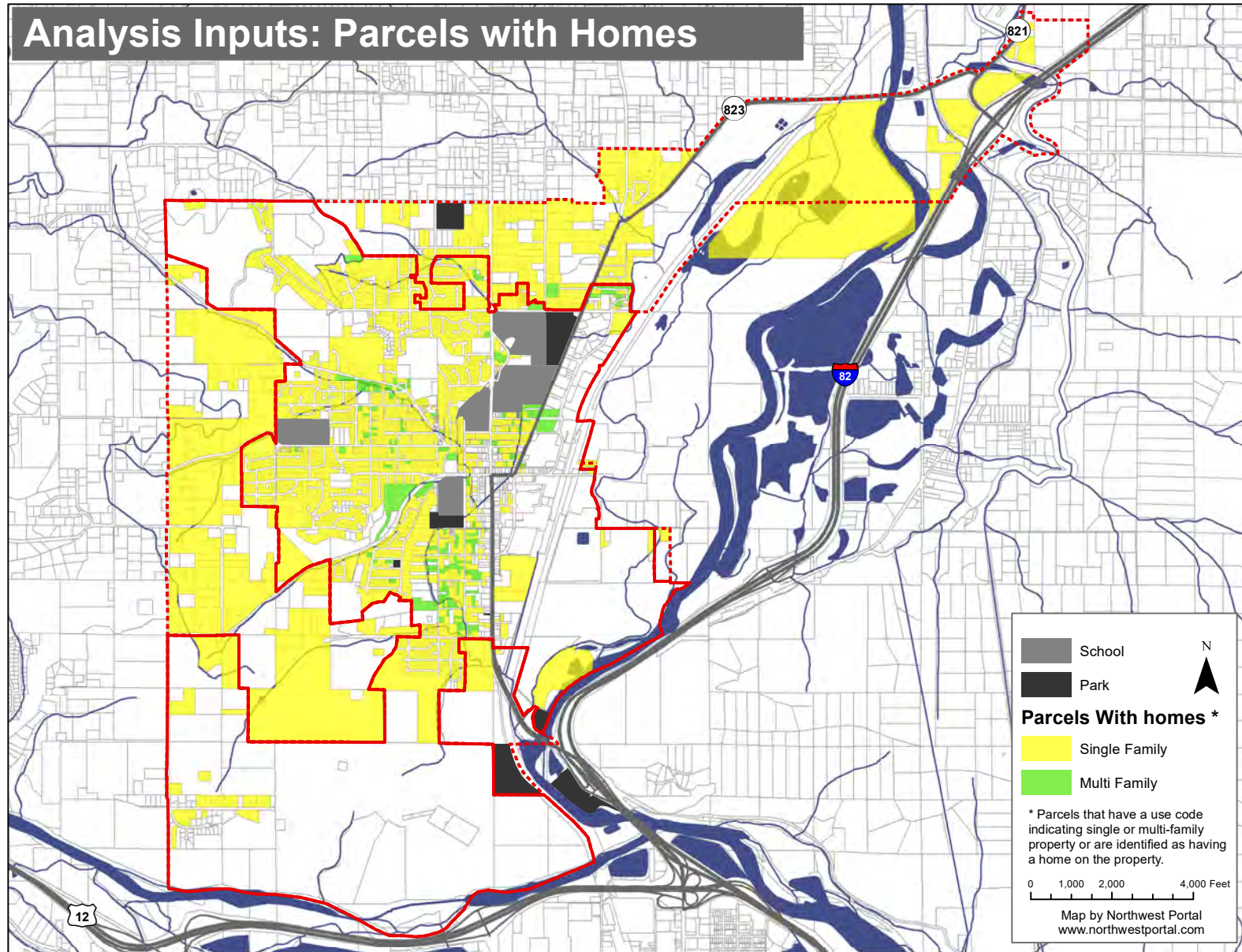
Analysis Inputs: "Residential" Zoning

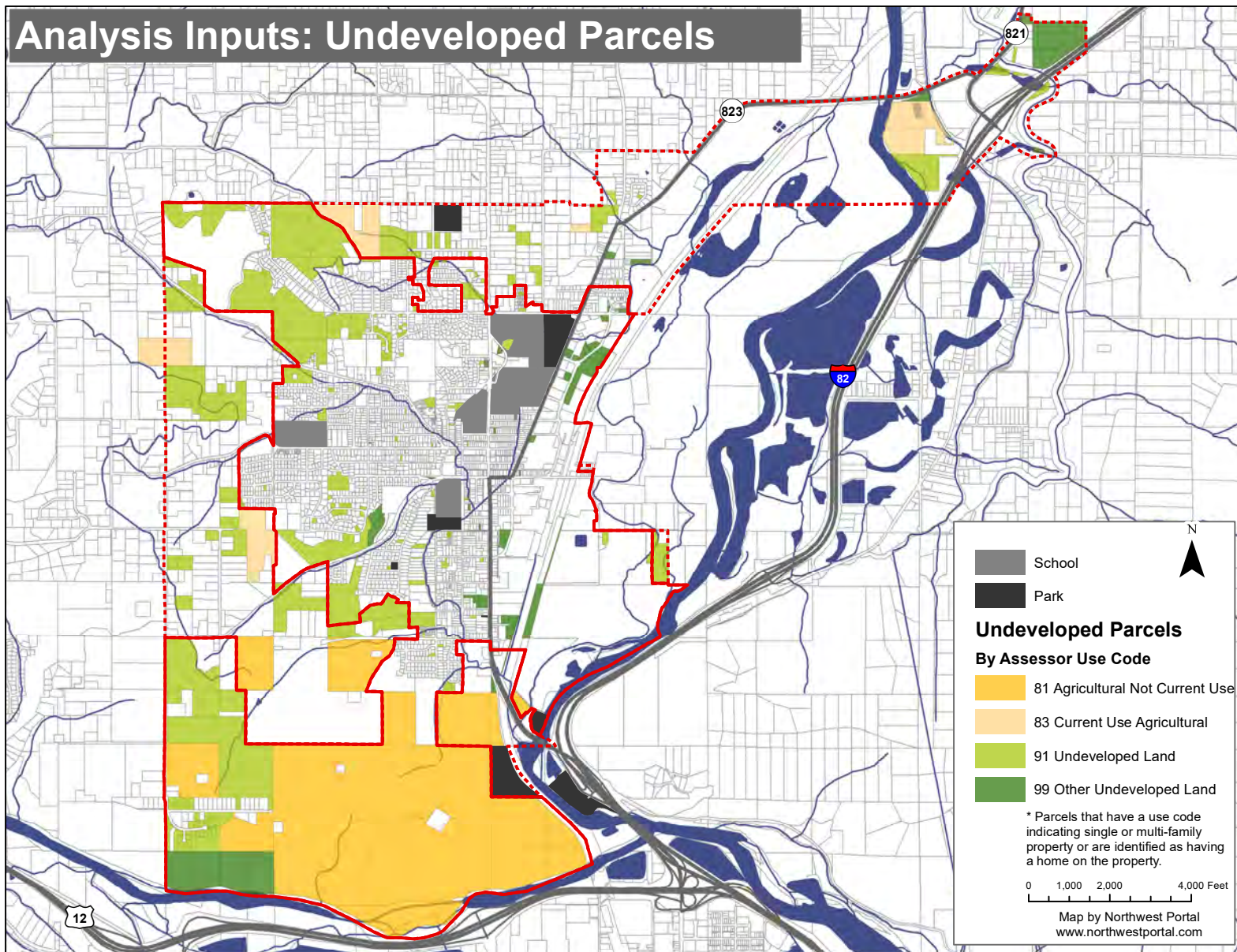


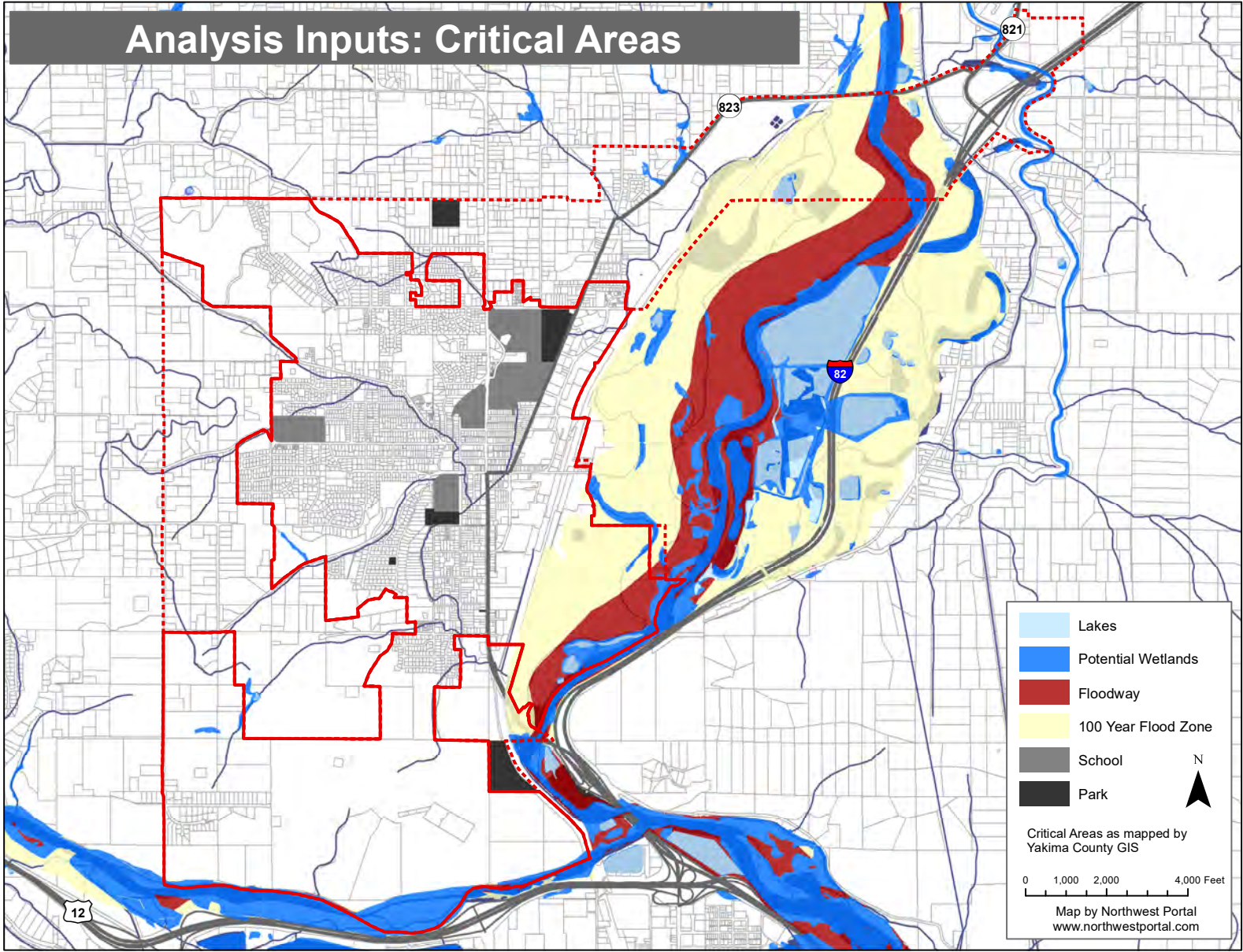
Analysis Inputs: Municipal Water/Sewer



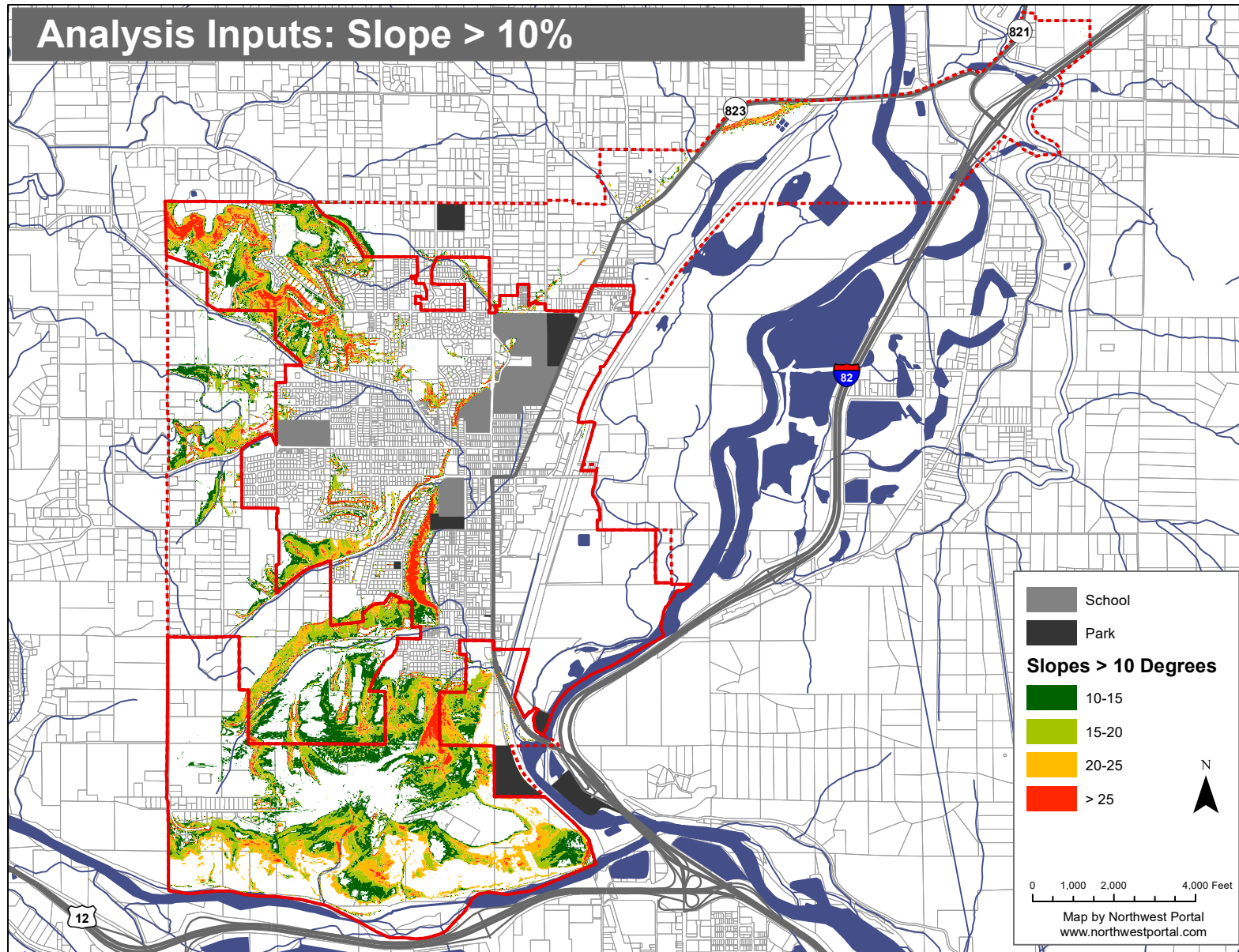
Analysis Inputs: Parcels with Homes



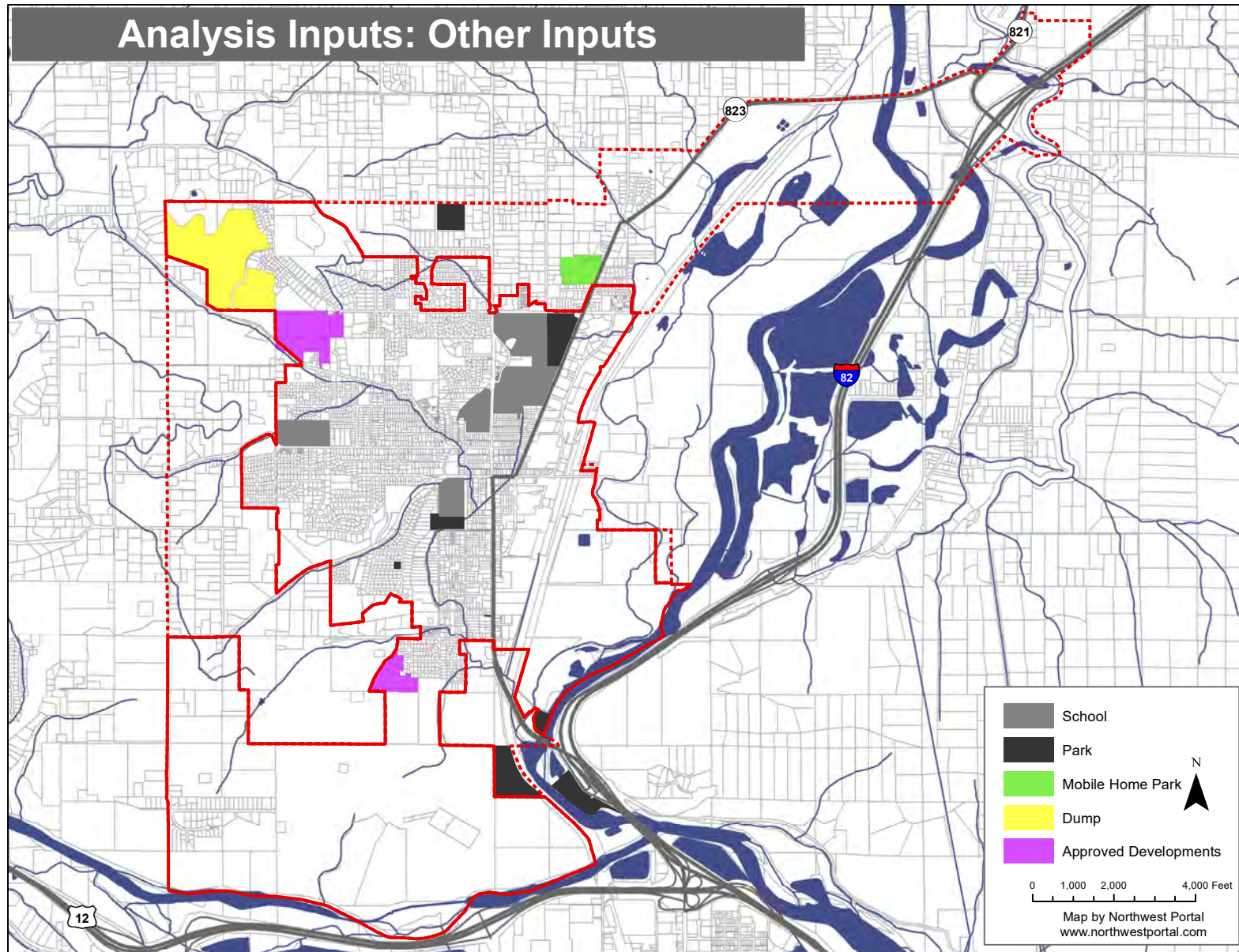




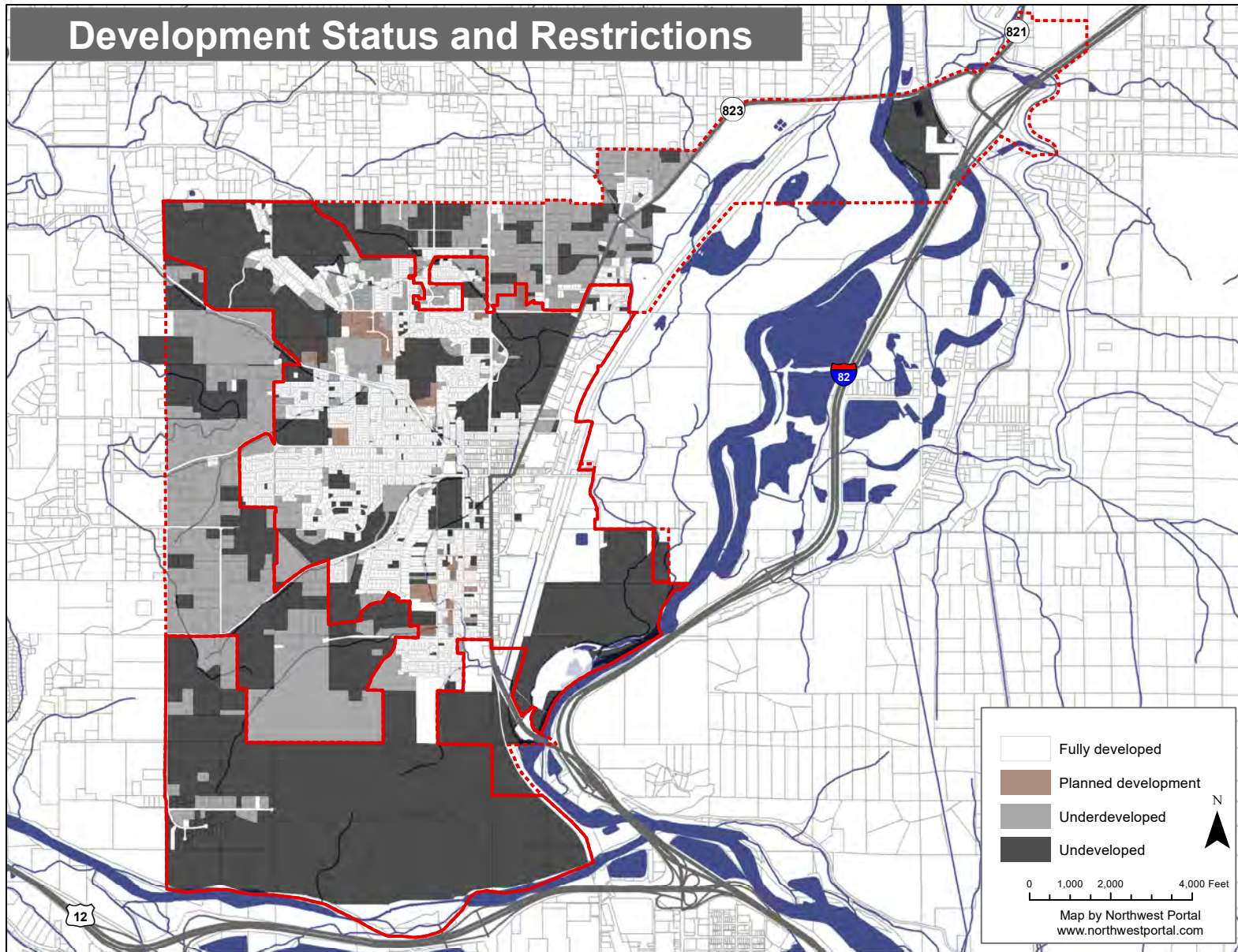
Analysis Inputs: Slope > 10%



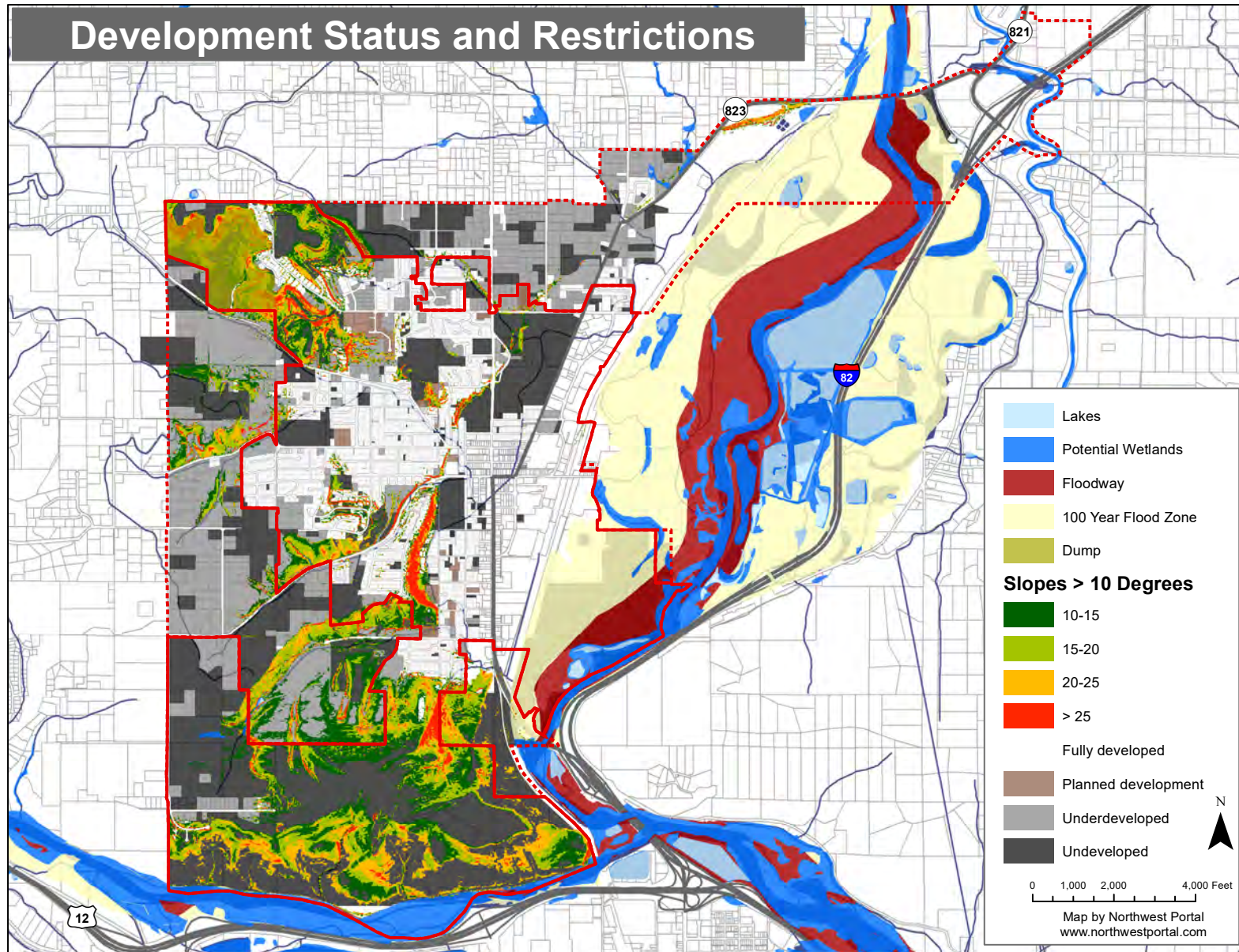
Analysis Inputs: Other Inputs



Development Status and Restrictions



Development Status and Restrictions



City of Selah Land Use Report Table 2: Vacant Parcels Within Selah City Limits Potentially Suitable For Development

| Zone | Total | | Vacant | | Not Suitable For Development | | | | Vacant Potentially Suitable For Development | | | | | | | Underdeveloped | | | Net Available incl Under developed | |
|--------|---------|-------|---------|-------|------------------------------|-------|---------------|-------|---|-------|---------------------|-------------|-------|-------------------|-------|----------------|-------------|-----------------------|------------------------------------|-------|
| | | | | | Public Use | | Not Buildable | | Subtotals | | Less Critical Areas | Adjustments | | Net Available (2) | | Total | | | | |
| | Parcels | Acres | Parcels | Acres | Parcels | Acres | Parcels | Acres | Parcels | Acres | | Parcels | Acres | Parcels | Acres | Parcels | Total Acres | Under developed Acres | Parcels | Acres |
| B-1 | 27 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| B-2 | 288 | 32 | 23 | 22 | -1 | -1 | 0 | 0 | 22 | 21 | 0 | 0 | 0 | 22 | 21 | 0 | 0 | 0 | 22 | 43 |
| IL | | | 15 | 12 | | | | | 15 | 12 | 0 | 0 | 0 | 15 | 12 | 0 | 0 | 0 | 15 | 27 |
| LDSF | 68 | 471 | 17 | 23 | -2 | -23 | 14 | -9 | 29 | -9 | 48 | 0 | 0 | 29 | 39 | 4 | 6 | 4 | 33 | 74 |
| R-1 | 1,819 | 1,686 | 150 | 929 | -4 | -26 | 94 | -142 | 240 | 761 | -413 | 0 | 0 | 240 | 348 | 131 | 197 | 166 | 371 | 785 |
| R-2 | 488 | 119 | 11 | 3 | 0 | 0 | 0 | 0 | 11 | 3 | 0 | 0 | 0 | 11 | 3 | 14 | 19 | 16 | 25 | 33 |
| R-3 | 78 | 45 | 15 | 12 | -1 | 0 | 4 | -1 | 18 | 11 | -6 | 0 | 0 | 18 | 5 | 8 | 19 | 16 | 26 | 42 |
| PD | 201 | 47 | 31 | 16 | -1 | -2 | 14 | -2 | 44 | 12 | 0 | 0 | 0 | 44 | 12 | 0 | 0 | 0 | 44 | 56 |
| Totals | 2,969 | 2,408 | 262 | 1,016 | -9 | -51 | 126 | -154 | 379 | 811 | -371 | 0 | 0 | 379 | 440 | 157 | 241 | 202 | 536 | 1,060 |

Notes:

- (1) The critical areas are approximations and do not include required buffers, which will further reduce the amount of land suitable for development.
- (2) This Table does not account for the land necessary for streets and other public facilities and services.

Non buildable parcels are the total parcels with any land that is > 20% or within a critical area
PD is the sum of PD and PD-R1

Not suitable for development is vacant land that is not suitable
Three are three public parcels in R2 but all three are not vacant

The original table had an IL zone but no M-1 zone. Do you want the M1 data?

City of Selah Land Use Report Table 5: Vacant Parcels in Unincorporated Selah UGA Potentially Suitable For Development

| UGA | Total | | Vacant | | Not Suitable For Development | | | | | | Vacant Potentially Suitable For Development | | | | | | | | Underdeveloped | | | Net Available with Under Developed | |
|--------|---------|--------|---------|-------|------------------------------|-------|------------|-------|---------------|--------|---|-------|----------------|---------|-------------------|---------|-------|---------|-----------------------|---------|-------|------------------------------------|--|
| | Parcels | Acres | Parcels | Acres | Critical Areas | | Public Use | | Not Buildable | | Subtotals | | Adjustments | | Net Available (2) | | Total | | Under developed Acres | Parcels | Acres | | |
| | | | | | Parcels | Acres | Parcels | Acres | Parcels | Acres | Parcels | Acres | Critical Areas | Parcels | Acres | Parcels | Acres | Parcels | | | | Total Acres | |
| Totals | 589 | 1813.2 | 97 | 521.4 | | 0.0 | -1 | 0.2 | 39 | -156.1 | 135 | 365.5 | 0.0 | 0.0 | 0.0 | 135 | 365.5 | -291.0 | -755.7 | -684.1 | -291 | -255.2 | |
| East | 28 | 115.5 | 8 | 56.7 | 0 | 0.0 | -2 | -0.1 | 4 | -14.3 | 10 | 42 | 0.0 | 0 | 0.0 | 10 | 42.3 | -1 | -1 | -1 | 9 | 41 | |
| North | 381 | 977.9 | 47 | 440.7 | 0 | 0.0 | 1 | 0.3 | 15 | -117.8 | 63 | 323 | 0.0 | 0 | 0.0 | 63 | 323.2 | -165 | -206 | -172 | -102 | 117 | |
| South | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0 | |
| West | 180 | 719.8 | 42 | 24.0 | 0 | 0.0 | 0 | 0.0 | 20 | -24.0 | 62 | 0 | 0.0 | 0 | 0.0 | 62 | 0.0 | -125 | -548 | -511 | -63 | -548 | |

Notes:

- (1) The critical areas are approximations and do not include required buffers, which will further reduce the amount of land suitable for development.
- (2) This Table does not account for the land necessary for streets and other public facilities and services.

Vacant does not include public lands that are not identified as vacant.
Public Use is only public parcels that are not developed

Table 1
Land Uses Within the Selah City Limits by Zoning District
Sunday, October 1, 2023

| Land Use Codes | B-1 | B-2 | M-1 | LDSF | R-1 | R-2* | R-3 | PD | PD-R1 | Totals |
|---|-----------|------------|-----------|-----------|-------------|------------|-----------|------------|-----------|-------------|
| 11 Single Family Residence | 15 | 73 | 4 | 39 | 1598 | 332 | 37 | 135 | 18 | 2251 |
| 12 Multifamily Residence, (2-4 Units) | 0 | 10 | 0 | 0 | 20 | 116 | 5 | 4 | 0 | 155 |
| 13 Multifamily Residence (5+ Units) | 0 | 9 | 0 | 0 | 2 | 13 | 9 | 8 | 0 | 41 |
| 14 Residential Condominiums | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 16 Hotel/Motel | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 18 Other Residential | 0 | 2 | 6 | 2 | 11 | 1 | 1 | 0 | 0 | 23 |
| 19 Vacation and Cabin | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 21 Manufacturing - Food Products | 0 | 3 | 13 | 0 | 1 | 0 | 0 | 0 | 0 | 17 |
| 31 Manufacturing - Leather Products | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 39 Manufacturing-Other | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 41 Railroad | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 45 ROW | 0 | 1 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 4 |
| 46 Parking | 2 | 34 | 9 | 0 | 5 | 2 | 2 | 0 | 0 | 54 |
| 47 Communications | 0 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 5 |
| 48 Utilities | 0 | 0 | 3 | 1 | 4 | 0 | 0 | 1 | 0 | 9 |
| 52 Retail Trade - Building Materials | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 53 Retail Trade - General Merchandise | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| 54 Retail Trade - Food | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 55 Retail Trade - Auto | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| 56 Retail Trade - Apparel/Accessories | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 57 Retail Trade - Home Furnishings | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 58 Retail Trade - Eating/Drinking | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| 59 Retail Trade - Other | 1 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| 61 Finance, Insurance, Real Estate Svcs | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| 62 Personal Services | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| 63 Business Services | 0 | 15 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 17 |
| 64 Repair Services | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 65 Professional Services | 9 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| 66 Construction Services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 67 Government Services | 0 | 9 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 13 |
| 68 Educational Services | 0 | 4 | 0 | 0 | 6 | 2 | 2 | 0 | 0 | 14 |
| 69 Misc Services | 0 | 5 | 0 | 0 | 2 | 4 | 0 | 3 | 0 | 14 |
| 71 Cultural Activity | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 72 Public Assembly | 0 | 1 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 6 |
| 74 Recreational Activities | 0 | 1 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 6 |
| 76 Park | 0 | 0 | 0 | 1 | 8 | 0 | 0 | 0 | 0 | 9 |
| 81 Agricultural | 0 | 0 | 0 | 2 | 12 | 0 | 0 | 0 | 0 | 14 |
| 91 Undeveloped Land (Residential) | 0 | 3 | 0 | 15 | 134 | 4 | 10 | 7 | 24 | 197 |
| 99 Undeveloped Land (Other) | 0 | 20 | 4 | 0 | 4 | 7 | 5 | 0 | 0 | 40 |
| Use not recorded (Public Lands) | 0 | 0 | 2 | 3 | 5 | 7 | 1 | 1 | 0 | 19 |
| Total Uses | 27 | 288 | 46 | 68 | 1820 | 489 | 78 | 159 | 42 | 3017 |
| Public Ownership | 1 | 9 | 14 | 5 | 30 | 3 | 6 | 0 | 0 | 3628 |
| Private Ownership | 26 | 279 | 32 | 63 | 1790 | 486 | 72 | 159 | 42 | 3587 |

* There is three parcel in R2 and one in R3 that are open space buffer - the duplex unit parcels cover just the building footprint. This is in There are four parcels with an owner number that are not in any of the zoning boundaries (these are in the floodway of the Naches) - on There is one parcel that is identified as 93 Water Areas that is not within the zoning areas.

Table 4
Land Uses Within Unincorporated Selah Urban Growth Area
Sunday, October 1, 2023

| Land Use Codes | Existing Unincorporated UGA | | | | Totals |
|---|-----------------------------|------------|----------|------------|------------|
| | East | North | South | West | |
| 11 Single Family Residence | 8 | 296 | 0 | 129 | 433 |
| 12 Multifamily Residence, (2-4 Units) | 0 | 1 | 0 | 0 | 1 |
| 13 Multifamily Residence (2-4 Units) | 0 | 0 | 0 | 0 | 0 |
| 14 Residential Condominiums | 0 | 0 | 0 | 0 | 0 |
| 15 Mobile Home Park | 0 | 3 | 0 | 0 | 3 |
| 16 Hotel/Motel | 0 | 0 | 0 | 0 | 0 |
| 18 Other Residential | 1 | 8 | 0 | 3 | 12 |
| 21 Manufacturing - Food Products | 0 | 2 | 0 | 0 | 2 |
| 31 Manufacturing - Leather Products | 0 | 0 | 0 | 0 | 0 |
| 41 Railroad | 1 | 3 | 0 | 0 | 4 |
| 42 Transportation | 3 | 0 | 0 | 0 | 3 |
| 45 ROW | 1 | 1 | 0 | 0 | 2 |
| 46 Parking | 0 | 2 | 0 | 0 | 2 |
| 47 Communications | 0 | 0 | 0 | 0 | 0 |
| 48 Utilities | 0 | 0 | 0 | 0 | 0 |
| 51 Whole Sale Trade | 0 | 1 | 0 | 0 | 1 |
| 52 Retail Trade - Building Materials | 0 | 0 | 0 | 0 | 0 |
| 53 Retail Trade - General Merchandise | 0 | 0 | 0 | 0 | 0 |
| 54 Retail Trade - Food | 0 | 0 | 0 | 0 | 0 |
| 55 Retail Trade - Auto | 0 | 0 | 0 | 0 | 0 |
| 56 Retail Trade - Apparel/Accessories | 0 | 0 | 0 | 0 | 0 |
| 57 Retail Trade - Home Furnishings | 0 | 0 | 0 | 0 | 0 |
| 58 Retail Trade - Eating/Drinking | 1 | 0 | 0 | 0 | 1 |
| 59 Retail Trade - Other | 0 | 1 | 0 | 0 | 1 |
| 61 Finance, Insurance, Real Estate Svcs | 0 | 0 | 0 | 0 | 0 |
| 62 Personal Services | 0 | 0 | 0 | 0 | 0 |
| 63 Business Services | 0 | 1 | 0 | 0 | 1 |
| 64 Repair Services | 0 | 0 | 0 | 0 | 0 |
| 65 Professional Services | 0 | 0 | 0 | 0 | 0 |
| 66 Construction Services | 0 | 2 | 0 | 0 | 2 |
| 67 Government Services | 0 | 1 | 0 | 0 | 1 |
| 68 Educational Services | 0 | 0 | 0 | 0 | 0 |
| 69 Misc Services | 0 | 5 | 0 | 0 | 5 |
| 71 Cultural Activity | 0 | 0 | 0 | 0 | 0 |
| 72 Public Assembly | 0 | 0 | 0 | 0 | 0 |
| 74 Recreational Activities | 1 | 1 | 0 | 0 | 2 |
| 76 Park | 0 | 0 | 0 | 0 | 0 |
| 81 Agricultural | 3 | 0 | 0 | 5 | 8 |
| 83 Agricultural - Current Use | 0 | 8 | 0 | 2 | 10 |
| 91 Undeveloped Land (Residential) | 2 | 28 | 0 | 35 | 65 |
| 93 Water Areas | 2 | 1 | 0 | 0 | 3 |
| 99 Undeveloped Land (Other) | 3 | 11 | 0 | 0 | 14 |
| Use not recorded (Public Lands) | 2 | 5 | 0 | 6 | 13 |
| Total Uses | 28 | 381 | 0 | 180 | 589 |
| Public Ownership | 6 | 3 | 0 | 0 | 9 |
| Private Ownership | 22 | 378 | 0 | 180 | 580 |

Notes:

- 1 95% of the parcels are privately owned.
- 2 19% of the parcels are not developed.
- 3 71% of the parcels are being used as single family residences.
- 4 Only 6% of the parcels are being used for non-residential uses.

Methodology 2023 buildable lands analysis

The analysis looked at parcels in the residential zones of the city and UGA using the following layers:

- Critical Areas Ordinance (CAO) from the Yakima County GIS department for 100-year flood zone, floodway, ponds, and wetlands.
- Yakima County Parcel layer.
- Zoning layers provided by the city of Selah (used for the area within the city limits) and Yakima County (used for areas within the UGA).
- City and UGA boundaries downloaded from Washington State.
- Tables with Assessor information for the parcels provided by Yakima County GIS.
- A 15-foot slope raster that was developed using a 0.25-meter raster that was available on ArcGIS online. The raster was resampled to 15 feet, and then cleaned to remove steep slopes that are likely walls and curbs, using a 10-meter slope layer to identify level areas. This composite approach was used because the 10-meter layer pixels (approximately 90 square feet) were too large to capture the nuances of steep slopes, but the 0.25-meter and even 15-foot resampled layer picked up structures which are no part of the slope.

There are some issues in the data, including a conflict between the zoning code (for example R2 or PD) and the zone name (for example, R2 identified as being single family.) There are also a few parcels that appear to be open space buffers around homes that did not have a use code in the County Assessor tables. An arbitrarily assigned code of 10-Open Space buffer was assigned to these properties.

The analysis was based on the following:

Parcel size

The calculated parcel size of the parcel polygons from the

county data layers rather than the recorded size since overlays (such as hazard zones) are based on calculated acreage. For the analysis, square footage is based on land that is part of parcels that are not a right-of-way. Some rights-of-way (road, river, and canal) are included in the parcel layer, others are not.

Zoning

Zoning was added to the record for each parcel based on the zoning of the centroid of the parcel. Zoning within the city was taken from the city zoning layer, zoning in the UGA was taken from the county layer. There may be a few parcels that are mis-coded. If necessary, a manual adjustment could be made, but overall, this approach assigned the correct zoning to the parcel. The maximum density and minimum lot size were based on zoning information from the city and county code and input from the city and county planners.

Current parcel use

Current parcel size was determined based on the county's property info dbf table provided by the Yakima County GIS parcel table with additional information provided by the City of Selah Planner and, where information conflicted, by looking at additional parcel data and aerial photos. Parcels were tagged with the following Criteria:

- If the parcel was with the city or UGA. This was assigned based on the centroid of the parcel.
- If the parcel is zoned residential: LSDF, R1, R2, R3 PD or PD-R2
- If there is a dwelling unit on the parcel, this was determined based on the use code and year built. A property was deemed to have housing if either the use code designated a housing type or if it had a year built. Some multi-family homes did not have a year built in the provided table. For these, the Yakima web map was used to pull associated tables and identify the year built/confirm that

the property was being used. Property use codes of 1* were identified as dwellings except for Mobile Home parks (marked separately), Motel/Hotel, and other, which an analysis of selected parcels indicated properties with sheds or other non-residential structures. Two of the three parcels making up the only mobile home park in Selah have homes, but these are not included in the residential calculations as they are part of the mobile home park.

- If the parcel has access to city water and sewer. tags were used within the Assessor data but corrected to match information on the city water/sewer map and provided by the city planner. The Assessor data had some properties in the UGA shown as having water or sewer, but the maps did not agree, and it also showed some properties in the SW corner of the city as having water and/or sewer when the city planner indicated that there are no city services at present to that part of the city. Other variations include indicating that the one parcel that makes up the mobile home park that was indicated as not having water/sewer does have water sewer. For analysis, if a parcel had either city water or city sewer, it was assumed it had both. For undeveloped lands, this was assigned based on the availability of services.
- If the parcel is vacant based on the use codes 81 Agricultural Not Current Use, 83 Current Use Agricultural 91 Undeveloped Land or 99 Other Undeveloped Land,
 - If the parcel is owned by a governmental entity.
 - If the parcel is used as a dump
 - If the parcel has been approved for Plats, the Selah Planner provided information on two plans that had received preliminary approval:
 - Hillside proposal is for 51 lots on three parcels: 18143522001, 18143521015, 18143522002. Parcels have not been subdivided.
 - Eagle Ridge. Phase has been completed. Phases 2-4 would include 32 lots on parcel 18130242483. This parcel currently has one home built in 1971.

Hazards

Square footage of critical areas and hazards were calculated for each parcel by using the Intersect tool with the parcel layer and critical areas layers provided by the county:

- Wetlands,
- Ponds,
- 100-year flood zones,
- Floodways,
- Steep slopes (10-15, 15-20, 20-25, > 25). Area in both the hazard areas (wetlands, ponds, flood zone, floodway) were subtracted from the steep slopes to avoid double counting land as those hazards restrict use, while steep slope limits it without providing an absolute restriction.

The number of square feet in each hazard was calculated, and then a composite number was generated for:

- Wetland, Pond, Floodway
- Wetland, Pond, Floodway, 100-year flood zone.
- Slopes > 10 degrees. *Note: stream buffers were not included in this analysis as the city of Selah indicated that they do not factor that into their planning process, and an air photo examination of streams passing through Selah show that most are underground. This can be added if requested.*
- Calculated total number of acres and number of parcels for the entire city by:
 - City/UGA
 - Zoning
 - Current use
 - Public/private
- For residential zoning (as defined above and excluding the dump parcel):
 - City/UGA
 - Dwelling/no dwelling
 - Multi-family
 - Mobile home
 - Zoning
- For vacant parcels (as defined above and excluding the dump parcel) by:
 - Multi-family

- Mobile home
- Zoning
- Acres CAO
- Acres non-CAO
- Acres in each of the steep slope categories.

City zoning

- **LDSF** - low density single-family residential (LDSF) zoning district is established for single-family residential purposes where urban governmental services are not available or cannot be provided without excessive public cost and where those LDSF uses must function on individual on-site private wells and sewage disposal systems or interim community utility systems until municipal utility services are extended.
- **R-1** - one-family residential (R-1) zoning district is established to provide for mixed-use housing types, which include single-family, duplexes, and townhouses. Residential development in this zone is limited by a density of 5 dwelling units per gross acre, the underlying zoning district development standards, and the availability of urban governmental services or the potential extension by the proponent to facilitate development at no public cost. Within a proposed land division of 10 or more lots 10% of the lots may be designated for a future 2-family dwelling. The proposed lot(s) shall be considered by the reviewing body and, once the lot location(s) are approved, the lot(s) shall be clearly identified on the recorded subdivision providing public disclosure of said approval
- **R-2** - two-family residential (R-2) zoning district is established to provide for single- or two-family residential development where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. The zoning district will not be established in an area unless public sewer and water facilities are in existence or will be extended by the proponent simultaneous with project development.

- **R-3** - multiple-family residential (R-3) zoning district is established to provide for and protect areas for high density residential development. The zoning district is designed to be used in areas where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost. Full urban services are required for R-3 developments. (Ord. 2046, § 2 (Exh. A), 2018; Ord. 1634, § 60, 2004.)

- **LM (SDE on county layer)** - a limited number of parcels have this designation. Most are right of ways, but there are a few that are used for a roadside restaurant. These are not residential.
- **Federal Land/Tribal Trust** - is I-90 and the canal at the eastern edge of the county - not in any parcels

County zoning

- **R-10/5 zoning (at the edges of the UGA)** - may not actually apply to any parcels. The R-10/5 zoning district is intended to maintain rural character and provide density incentives to encourage development where fire protection services and access to roads with a paved or other hard surface are available.
- **Remote/Extremely limited Development Potential (R/ELDP-40)** - zoning district is intended to recognize areas and allow development consistent with service availability and environmental constraints in remote areas and other places with extremely limited development potential.
- **Comprehensive Plan densities**
- **Low Density Residential (LDSF & R-1 Zoning)** - up to 5 dwelling units per gross acre. Clustering of dwelling units permitted of housing types single-family, duplex, townhouse, and multi-family but restricted by zoning process.
- **Moderate Density (R-2 Zoning)** - up to 12 dwelling units per gross acre. Clustering permitted of housing types of

predominantly duplex townhouse, townhouse condominium, with some single-family.

- **High Density (R-3 Zoning)** - up to 24 dwelling units per gross acre. Clustering permitted and encouraged of all housing types permitted, but higher density encouraged.

Parcels that were undeveloped or underdeveloped

With the capacity for at least 3x the number of dwelling units on the parcel as the existing use) were analyzed to determine the net area of potential development and the number of parcels that could be added.

- If parcels were part of an existing plat, it was assumed that the total additional development capability equaled the number of parcels in the approved plat.
- If 9 or fewer lots resulted after critical areas/buffers were deducted, an additional 5% of the net lot area was subtracted to account for stormwater. If 10 or more lots resulted, 25% of the net size was subtracted. These number may need to be adjusted.
- For this analysis, steep slopes were assumed would not be terraced. Density can be increased if steep slopes are terraced to provide level building areas.
- If the land in the UGA is not connected to water and sewer additional land will need to be deducted from any plat.
- Once the remaining area was determined, it was multiplied by the maximum density allowed per the site zoning to determine the possible number of plats. This number was then reduced to account for the 20% market factor to identify the number of additional lots/dwelling units.
- At this time, analysis was not done to determine placement of possible parcels.

Updated criteria

Parcels considered to be undeveloped

- If zoning has the potential to be used for residential (not B or M zoning),
- Were privately owned and did not have a home (based on both the tax classification and the county assessor table).
- The total acreage of these parcels and the total acreage of the parcels that were not within a critical area and had a slope less than 20% were calculated.

Underdeveloped parcels

Were in areas that could be used for residential that were already developed (had a home) the underdeveloped acreage was calculated based on the following conditions:

- For each parcel, the total square feet, and square feet outside of the slope bands used for the zoning classifications was calculated.
- If the total parcel was more than 2.5 times the minimum parcel size for that zoning classification, the potential buildable acres was calculated as follows:
 - If the area of the parcel that is not in a critical area and has a slope less than 10% is more than 2.5x the minimum lot size for that zoning, then the potential developable land is the sum of the acreage that is not part of a critical area and has a slope of less than 25% less the minimum acreage for that zoning with a slope class of <10%.
 - If the area of the parcel does not meet the criteria above, then if the area with a slope of < 15% is 2.5 times the lot size for that zoning, then the potential development land is the sum of the acreage that is not part of a critical area and has a slope of less than 25% less the minimum acreage for that zoning with a slope class of <10-15%.
 - The same procedure is followed for slopes of 15-20, 20-25 and > 25.

Note – for the purpose on analysis:

- If the total acreage within the zoning class was more than 2.5x the acreage, developable acres were calculated with a slope class of > 25, recognizing that factors such as terracing could adjust this calculation. A more precise analysis would need to consider the relationship of the areas of steep slope to the parcel.
- Assumed a minimum lot size of 8,000 square feet for all R1 zoning, which is the city of Selah minimum. Yakima County has a minimum of 7,000 sq ft for R1 zoning, but it also requires public water and sewer which is not available within the UGA.
- Public water and sewer access was not considered in the analysis as neither Selah or Yakima zoning has a minimum lot size for R1 without city water/power.

Appendix J: 2017 Comprehensive Plan Housing Element Analysis

Goals and policies

GOAL 5.1: Encourage the availability of affordable housing to all economic segments of the population, while maintaining the character of the community.

Analysis: In 2021, House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) housing goal to “**plan for and accommodate**” housing affordable to all income levels, significantly strengthening the previous goal which was to “encourage affordable housing.”

Objective 5.1.1: Investigate and re-evaluate development regulations, permit procedures and funding decisions to meet the growing population and economic needs of the City.

Analysis: HB 1293 amended RCW 36.70A (GMA) and 36.70B (Local project Review Act) to streamline development regulations “to consider prompt, coordinated, and expedited project review of general project permits and specifically projects that include affordable housing.”

Policy 1: Sub-Area planning for the city center should accommodate affordable housing units.

Analysis: Per HB 1220 the city center must “**plan for and accommodate**” housing affordable to all income levels including higher density middle housing options.

Policy 2: Amend zoning regulations to allow housing types and special needs housing in a manner that is consistent with State laws:

Analysis: Per HB 1220 the city must provide housing for:

- “Moderate, low, very low, and extremely low-income households, and
- Emergency housing, emergency shelters, and permanent supportive housing.”

1. As manufactured homes become less distinguishable from conventional housing they should be permitted in all residential zones.

Analysis: Per HB 1220 the city “must identify sufficient capacity of and for housing including but not limited to:

- Manufactured housing
- Group homes
- Foster care facilities
- Permanent supportive housing”

2. Zoning requirements should not discourage or exclude family in-home daycare, group homes or foster care facilities.

Policy 3: Allow assisted living units as a method of increasing the supply of affordable housing, as an alternative to institutional or assisted care living, and to assist homeowners remaining in their existing homes.

Policy 4: Investigate the use of accessory dwelling units to provide for those seeking affordable housing.

Analysis: Per HB 1337 “beginning six months after its next periodic comprehensive plan update, a fully planning city must ensure local development regulations **allow for** the construction of accessory dwelling units (ADUs) within urban growth areas (UGAs).”

Objective 5.1.2: Maintain and upgrade the character of existing residential neighborhoods.

Objective 5.1.3: Participate in the development of a regional fair share housing allocation that provides low- and moderate-income housing targets.

Analysis: Per HB 1220 the city must provide housing for:

- “Moderate, low, very low, and extremely low-income households, and
- Emergency housing, emergency shelters, and permanent supportive housing.”

The city must provide a fair share of Yakima County’s requirements for each of the above as determined by Washington State Office of Financial Management (OFM).

GOAL 5.2: Promote a variety of residential densities and housing types and encourage preservation of existing housing stock.

Analysis: Per HB 1110 the city must “allow at least 6 of the 9 types of middle housing and may allow ADUs to achieve the minimum density requirements. Middle housing is defined as buildings that are compatible in scale, form, and character with single-family houses and contain 2 or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. A city is not required to allow ADUs or middle housing types beyond the density requirements.”

However, unless zoning permitting higher densities or intensities applies, a fully planning city with a population less than 25,000, within a contiguous UGA with the largest city in a county with a population of more than 275,000 (Yakima County – 256,035) must include authorization for the development of at least two units per lot.

Objective 5.2.1: Maintain and upgrade the character of existing residential neighborhoods.

Policy 1: Discourage rezoning which would allow incremental conversion of existing single-family dwellings to duplexes or multi-family dwellings in low density residential areas.

Per HB 1220, “if there is insufficient capacity for any type of housing need, the city must identify and implement zoning changes that provide enough capacity prior to adoption of the comprehensive plan update.” This would include possible conversions, lot splitting, and ADUs if necessary.”

Policy 2: Encourage new single-family development throughout low-density residential areas as redevelopment and infill construction at appropriate densities.

Analysis: Per HB 1110 the city must allow at least 6 of the 9 types of middle housing and may allow ADUs to achieve the minimum density requirements.”

Policy 3: Restrict the establishment of commercial and industrial uses in residentially zoned areas except for mixed use development consistent with adopted plan policies.

Policy 4: Ensure codes and ordinances promote and allow for a compatible mix of housing types in residential areas.

Analysis: Per HB 1110 “A fully planning city meeting the population criteria, based on 2020 OFM population data, must provide by ordinance, and incorporate into its development regulations, zoning regulations, and other official controls, authorization for the development of a minimum number of units on all lots zoned predominately for residential use by six months after the city's next required comprehensive plan update. A city not meeting the

population threshold must comply with the density and middle housing requirements by 12 months after its next comprehensive plan implementation progress report after a determination by OFM that the city has reached the population threshold.”

Policy 5: Special needs housing shall be designed and maintained to be compatible with the surrounding neighborhood.

Policy 6: Support reinvestment in deteriorating neighborhoods through strict code enforcement

Objective HSG 5.2.2: Encourage new residential construction to be compatible with existing residential development.

Analysis: Per HB 1110 “Commerce may establish by rule any standards or procedures necessary to implement the density and middle housing requirements and issue guidance for local jurisdictions to ensure that the levels of middle housing zoning can be integrated with the methods used by cities to calculate zoning densities and intensities in local zoning and development regulations.”

Policy 1: Encourage developers to use private covenants and deed restrictions which specify architectural, maintenance and landscaping standards within their development.

Analysis: Per HB 1293 “Beginning six months after its next required periodic comprehensive plan update, a fully planning city may apply only clear and objective regulations to the exterior design of new development...”

Objective 5.2.3: Minimize the negative impacts of medium and high-density residential projects on adjacent low-density residential areas but encourage mixed use/density projects.

Policy 1: Encourage multi-family dwellings to locate in areas

where increased density can be used as a tool to discourage urban sprawl.

Policy 2: Require high-density multi-family residential projects to meet minimum site design criteria including:

1. Adequate traffic access
2. Landscaping
3. Off-street parking
4. A suburban character.

- **Analysis:** Per HB 1110 “A city subject to the density requirements is directed to include specific provisions related to middle housing in their development regulations.
-
- Any city subject to the middle housing requirements:
 - may only apply administrative design review for middle housing; may not require standards for middle housing that are more restrictive than those required for detached single-family residences;
 - must apply to middle housing the same development permit and environmental review processes that apply to detached single-family residences, unless otherwise required by state law;
 - is not required to achieve the per-unit density on lots after subdivision below 1,000 square feet unless the city chooses to enact smaller allowable lot sizes;
 - must also allow zero lot line short subdivisions where the number of lots created is equal to the unit density required;
 - may not require off-street parking as a condition of permitting development of middle housing within 0.5 miles walking distance of a major transit stop;
 - may not require more than 1 off-street parking space per unit as a condition of permitting development of middle housing on lots smaller than 6,000 square feet before any zero lot line subdivisions or lot splits; and

- may not require more than 2 off-street parking spaces per unit as a condition of permitting development of middle housing on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.”

Analysis: Per HB 1337 “Beginning six months after its next periodic comprehensive plan update, a fully planning city or county must ensure local development regulations allow for the construction of accessory dwelling units (ADUs) within urban growth areas (UGAs) and comply with the following policies:

- not assessing impact fees on the construction of ADUs that are greater than 50 percent of the impact fees that would be imposed on the principal unit;
- not requiring the owner of a lot on which there is an ADU to reside in or occupy the ADU or another housing unit on the same lot;
- allowing at least two ADUs on all lots that allow for single-family homes within a UGA in the following configurations: one attached ADU and one detached ADU, two attached ADUs, or two detached ADUs;
- permitting ADUs in structures detached from the principal unit;
- allowing an ADU on any lot that meets the minimum lot size required for the principal unit;
- not establishing a maximum gross floor area requirement for ADUs that is less than 1,000 square feet;
- not establishing roof height limits on an ADU of less than 24 feet, unless the height limit on the principal unit is less than 24 feet;
- not imposing setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units;
- allowing detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county

- routinely plows snow on the public alley;
- allowing ADUs to be converted from existing structures, including detached garages;
- not prohibiting the sale of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU; and
- not requiring public street improvements as a condition of permitting ADUs.”

Policy 3: Encourage the upgrade of existing mobile home parks to current development standards.

Appendix K – Draft Selah 2024 Comprehensive Plan Housing Element

A. Demographics

Selah's population - increased from 767 persons in 1930, the decade the city was incorporated, to 8,153 persons by 2020 with the lowest annual average growth rate between 2010-2020 of 1.3% and the highest most recent average annual growth rate between 1940-1950 of 8.2%.

If this trend continues, Selah's population will increase at an annual rate of 0.6% from 8,153 persons in 2020 to 9,756 persons by 2050 and likely build out remaining undeveloped land within the city Urban Growth Area (UGA) as well as redevelop or infill underutilized properties.

Selah's likely future population growth will depend on water and sewer availabilities as well as the extent to which Selah continues to attract middle family households.

Selah's 2020 age specific concentrations - are reflective of a bell jar with a significant proportion in the young to middle family age groups 25-54 with children but with a significant concentration above age 64. In-migration of young and middle family and some empty nester, retirement age households are factors accounting for the population age distribution in Selah.

If the city continues to attract persons in the specific age groups that the city has in the past, however, the age form will be more top heavy in the senior most age groups from 60+.

Selah has a high percentage (66%) of all households in families with the remainder (34%) concentrated in non-family households of elderly and young individuals. The average household size in Selah is 2.46 indicating the city's housing requirements reflect a need for smaller units suitable for small family size occupancy.

B. Housing trends

Development capacity - while Selah's incorporated area has significant vacant land (1,417.1 gross acres) the amount that is suitable for development less unsuitable due to railroad or other public ownership or undersized and adjusted for already the fixed capacity of platted lots, critical areas, roads, utilities (35%), and market availability (25%) is 154.3 net acres.

The available net suitable acres could generate 1,211 additional dwelling units (DUs) under current allowances per each zoning district or an additional population of 3,222 persons if each acre was developed to allowable capacity.

| Acres | LDSF | R-1 | R-2 | R-3 | PD | Total |
|---------------------|-------------|--------------|------------|------------|------------|--------------|
| Gross vacant | 348.6 | 1,038.1 | 4.7 | 23.5 | 2.2 | 1,417.1 |
| Less unsuitable | -33.8 | -172.2 | -5.8 | -0.7 | -1.1 | -213.6 |
| Less adjusted | -269.1 | -760.6 | -3.8 | -0.4 | -0.4 | -1,049.2 |
| Net suitable | 45.7 | 105.3 | 0.0 | 7.4 | 0.7 | 154.3 |
| Capacity | | | | | | |
| Average DU/ac | 5 | 5 | 12 | 24 | 5 | |
| Potential DUs | 229 | 527 | 0 | 178 | 4 | 936 |
| DUs fixed dvpt | 41 | 210 | 24 | 0 | 0 | 275 |
| Total DUs | 270 | 737 | 24 | 178 | 4 | 1,211 |
| Persons/DU | 2.66 | 2.66 | 2.66 | 2.66 | 2.66 | |
| Addnl pop | 717 | 1,959 | 64 | 472 | 10 | 3,222 |

Source: Selah Planning Department

Implications - median house values and apartment rents in Selah are beyond the ability of what a farmworker, retail salesperson, food preparation worker, and cashier can afford within 25% of income for purchase and 30% of income for rent.

These households must either have 2 or more working members to be able to reasonably afford housing or be paying beyond the

25-30% allowance considered a financially viable percent of income for housing.

C. Housing supply

Aged housing stock - of Selah's 3,549 housing units, 1,220 or 34% were built over 54 years ago. Housing stock this old may not have current plumbing, electricity, exterior materials, or other improvements necessary to be well maintained, code compliant, and habitable.

Selah, however, can't afford to lose older and less expensive housing stock as the housing market cannot build new housing for this cost. Repair and renovation programs will be necessary to keep older stock from falling into disrepair and being lost to the inventory.

Household types - the US Department of Housing & Urban Development (HUD) correlates Comprehensive Housing Affordability Statistics (CHAS) by household type including:

- **Elderly family** - 2 persons with either or both members over age 62 for 324 households in Selah in 2019,
- **Small family** - 2 persons with neither adult over age 62 with 3 or 4 persons for 1,430 households,
- **Large family** - of 5 or more persons for 279 households,
- **Elderly non-family** - adults over age 62 for 265 households,
- **Other non-family** - adults under age 62 for 620 households.

There were more family households (2,033) than elderly and young non-family households (885) in 2019.

Selah households that are the most housing stressed - paying 30-50% and 50% or more for housing, are predominantly small family and other non-family nonelderly households.

Assisted housing is currently provided - by nonprofit

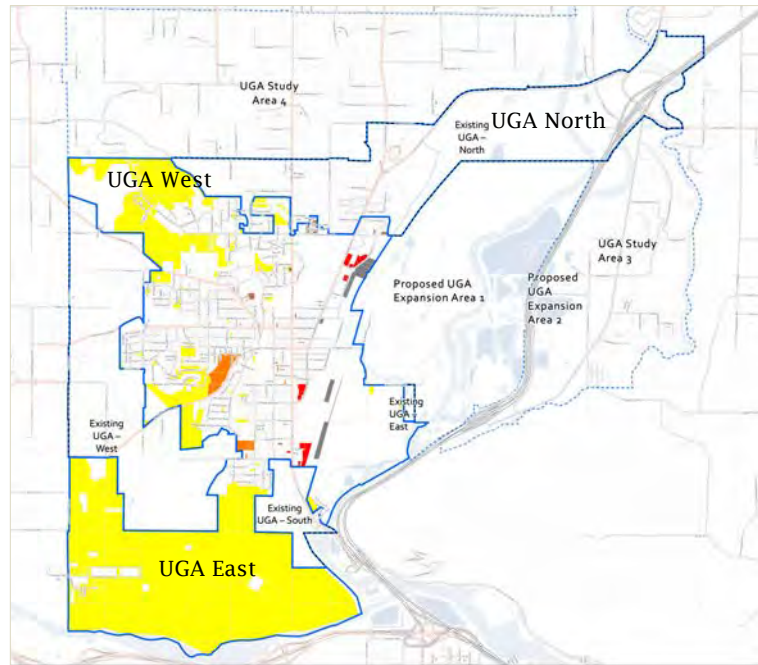
sponsors in 6 developments within Selah:

- **Brightenwood Apartments** - for 32 Project-Based Rental Assistance (PBRA) 1 bedroom 1 bath of 570 square feet and 2-bedroom 1 bath of 700 square feet apartments located at 201 East Home Avenue.
- **Selah Square Apartments** - 39 Project-Based Rental Assistance (PBRA) subsidized for 30%-50% AMI families in 24 one, 10 two, and 5 three-bedroom apartments operated by Yakima Neighborhood Health for mental health services located at 303 North Wenas Road.
- **Sundown Ranch** - 3 apartment housing complexes for people with addictions operated by Sundown M Ranch Corporation located at 609 Speyers Road.
- **Sundown M Ranch** - 1 triplex housing unit operated by Sundown M Ranch Corporation for persons with addictions located at 131-135 East Home Avenue.
- **Sundown M Ranch** - 7 duplex units (14 housing units) operated by Sundown M Ranch Corporation for persons with addictions located at 139 East Maru Avenue.
- **Selah Park Village I & II Apartments** - 24 Subsidized Low Income Housing Tax Credits (LIHTC) and USDA Rural Housing for 2-3-bedroom family and senior citizen apartments operated by Hopesource II Rural Preservation Associates LLLP located at 502 and 554 South 5th Street.

UGA undeveloped land - includes 1,789.1 gross acres of which 474.4 acres are vacant or currently undeveloped within the urban growth area (UGA) located adjacent and outside of Selah's city limits. The available acres that is suitable for development less unsuitable due to railroad or other public ownership or undersized and adjusted for critical areas but not roads and utilities (typically 35%) and market availability (typically 25%) is 239.3 net acres.

| UGA | East | North | South | West | Total |
|----------------------|------------|-------------|------------|--------------|--------------|
| Gross acres | 11.5 | 883.3 | 110.6 | 783.7 | 1,789.1 |
| Vacant acres | 9.5 | 202.3 | 60.5 | 202.0 | 474.4 |
| Less unbuildable | -9.5 | -127.4 | -20.7 | -9.6 | -167.3 |
| Less adjustments | 0.0 | -1.7 | -39.5 | -26.6 | -67.8 |
| Net available | 0.0 | 73.2 | 0.3 | 165.8 | 239.3 |

Source: Selah Planning Department



Missing Middle Housing (MMH) - defines a range of multi-unit or clustered housing types compatible in scale with single-family homes and neighborhoods. MMH housing types are “missing”, because most MMH housing types are prohibited by Selah zoning and development requirements.

D. Housing resources

Yakima County has a significant number of public and nonprofit housing resource groups pursuing affordable housing objectives. The Selah Housing Action Plan (HAP) can coordinate the following resources to maximize its impact on housing conditions and opportunities within the city.

- **Yakima Housing Authority (YHA)** - assists limited income families attain housing using federal housing programs with multifamily developments in Yakima County.
- **Yakima Neighborhood Health Services (YNHS)** - operates housing and programs for mental health services in Selah at Selah Square Apartments and the Yakima Valley School for mental treatment.
- **Sundown M Ranch Corporation** - operates housing and programs for people with addictions in Selah at Sundown Ranch and Sundown M Ranch.
- **Hopesource II Rural Preservation Associates LLLP** - operates Selah Park Village I & II Apartments in Selah with Low Income Housing Tax Credits (LIHTC) and USDA Rural Housing.

E. Public opinions

Public opinion was solicited from a variety of methods including workshops, open houses, and 2 online surveys of all residential addresses within the Selah zip code during the housing action planning process.

The on-line resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed the first survey and 265 or 8% of all households completed the second survey.

Accessory Dwelling Unit



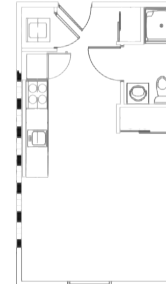
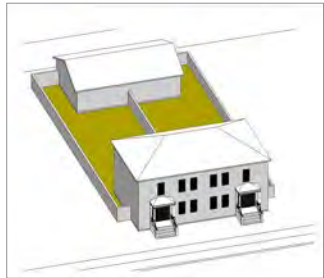
Duplex



Cottage



Townhouse



Courtyard Building



Multiplex



Live-Work



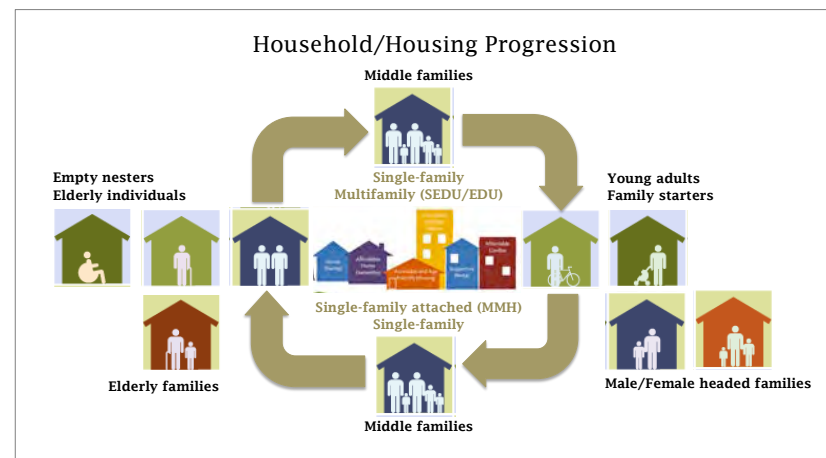
SEDU

- **Survey respondents** - were self-selected rather than randomly recruited and were generally longtime residents of Selah and Yakima County, worked in Selah or Yakima, commuted by car, with some or more college degrees, age 25-44, married, with 2 adults and 1 child households, evenly split with male and female respondents in the first survey but predominantly female in the second, of \$41,000-\$100,00 income ranges in the first but predominantly over \$100,000+ in the second.
- **Generalized findings** - first survey respondents owned mobile, modular, or single-family houses while second survey respondents owned single-family houses, first survey respondents paid \$2,500 or more per month for rent or mortgage while second survey respondents owned a house or paid under \$2,000, first survey respondents paid 35% or more of monthly income while second survey respondents owned or paid over 50%+ for housing, and first survey respondents preferred to own while almost all of second survey respondents preferred to own.
- **Generalized findings of the second survey** - respondents had significant percentages with some disability that affected their ability to find housing, struggled to find housing to rent or buy, have housing with some minor repair requirements, are not protected with long term leases, and would like to continue to live in Selah.
- **Generalized findings on MMH** - first survey respondents by significant percentages would not approve higher density MMH in city while a comparable percent would live in MMH types while second survey respondents would not approve higher density MMH in the city, but significant percentages would maybe or definitely consider living in an MMH.
- **First survey respondent priorities** - respondents gave the highest priority to initiation of a housing renovation loan program and the least priority to a 7-year property tax levy, use of non-cash incentives, an affordable housing coalition, and adoption of low impact development guidelines.
- **Second survey respondent priorities** - gave no action high priority and the lowest priority to exempting property taxes for affordable housing, encouraging innovative housing

construction methods, adopting non-cash incentives, adopting the Legislature's recently authorized local sales tax, REET, and property sales tax to be allocated Selah for affordable housing.

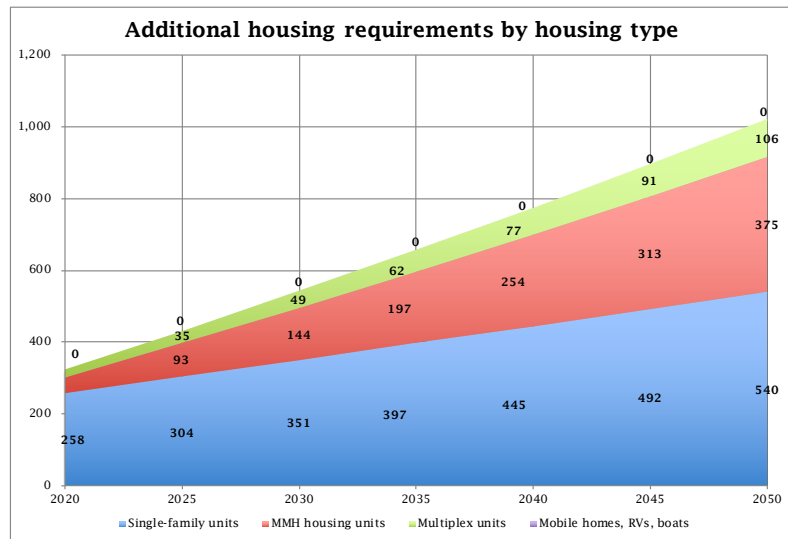
F. Housing requirements

- **Selah housing demand** - will gradually reflect the changing demographic characteristics of the city including an aging of the population resulting in smaller non-family households, the city's increasing urbanization and housing markets, and the city's low-income single individual service-based workforce.
- **Selah households will progress through different life cycle stages** - correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex housing then back into single-family housing as their family grows and back into owner units in MMH or multiplex housing as empty nesters or elderly individuals.



| | 2020 | 2030 | 2040 | 2050 |
|--------------------------------|------------|------------|------------|--------------|
| Population | 8,153 | 8,656 | 9,189 | 9,756 |
| Households | 3,314 | 3,519 | 3,735 | 3,966 |
| Vacancy allocation (7%) | 232 | 246 | 261 | 278 |
| Housing market (w/vacancy) | 3,546 | 3,765 | 3,997 | 4,243 |
| Less existing housing units* | 3,222 | 3,222 | 3,222 | 3,222 |
| Additional housing need | 324 | 543 | 775 | 1,021 |
| Additional single-family | 258 | 351 | 445 | 540 |
| Additional MMH (2-9) | 44 | 144 | 254 | 375 |
| Additional multiplex (10+) | 22 | 49 | 77 | 106 |
| Additional mobile home etc. | 0 | 0 | 0 | 0 |

* Occupied housing units less vacant – see Appendix E.



The projections indicate Selah housing market demands will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Selah in affordable and smaller housing types.

Selah housing stressed households – will need some form of

housing assistance, whether public, Section 8, or other form of direct market subsidy, to reduce housing costs below 30% of income.

| Alleviate cost burden 50%+ | 2020 | 2030 | 2040 | 2050 |
|-----------------------------------|------------|------------|------------|------------|
| Single-family assisted | 130 | 136 | 140 | 145 |
| MMH assisted | 45 | 56 | 69 | 83 |
| Multiplex assisted | 100 | 106 | 113 | 120 |
| Mobile home assisted | 0 | 0 | 0 | 0 |
| Housing requirement | 275 | 298 | 322 | 347 |
| Alleviate burden 30-50%+ | | | | |
| Single-family assisted | 465 | 480 | 496 | 512 |
| MMH assisted | 45 | 56 | 69 | 83 |
| Multiplex assisted | 180 | 191 | 203 | 215 |
| Mobile home assisted | 0 | 0 | 0 | 0 |
| Housing requirement | 690 | 727 | 768 | 811 |

Sources: ACS 2016-2020 CHAS data

Appendix F - Beckwith Consulting Group

Major implications of the projections include:

- The total assisted housing requirement for households paying more than 50% for housing will increase from 7.8% in 2020 to 8.2% by 2050 based on these trends.
- The total assisted housing requirement for households paying 30-50%+ for housing will decrease from 19.5% in 2020 to 19.1% by 2050 based on these trends.

G. Assisted housing projections by income

In 2021, the Washington Legislature changed the way communities are required to plan for housing. House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.”

It also includes new requirements for comprehensive plan

housing elements to include an inventory and analysis of existing and projected housing needs, including “units for moderate, low, very low, and extremely low-income households” as well as “emergency housing, emergency shelters, and permanent supportive housing.”

| Income segment | % of (AMI) |
|--|-----------------|
| Extremely low-income (Selah Square Apts) | 0-30% of AMI |
| Very low-income (Brightenwood Apts) | >30-50% of AMI |
| Low-income (Selah Park Village & Apts) | >50-80% of AMI |
| Moderate income | >80-120% of AMI |
| AMI – Area Median Income | |

The Legislature also broadened the definition of special housing types to be included in Housing Action Plans (HAPs).

- **Permanent Supporting Housing (PSH) - subsidized, leased housing with no limit on length of stay** that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve a resident's health status, and connect the resident of the housing with community-based health care, treatment or employment services.
- **Emergency Housing - temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless** that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not

require occupants to enter into a lease or an occupancy agreement.

- **Emergency Shelters - a facility that provides a temporary shelter for individuals or families who are currently homeless.** Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations

Cities and counties are to plan for housing for income segments and special housing in accordance with the Washington Office of Financial Management (OFM) methodology:

Method A - Accommodating needs through new production only

- **All countywide housing needs are accommodated through new housing production.**
- The total new units allocated to each jurisdiction is limited to their target share of countywide growth.
- All jurisdictions are allocated the same percentage shares of their net new housing growth target by income level, including units for moderate, low, very low and extremely low-income households.
- Countywide PSH and emergency housing needs are allocated in proportion to the jurisdiction’s target share of countywide growth.

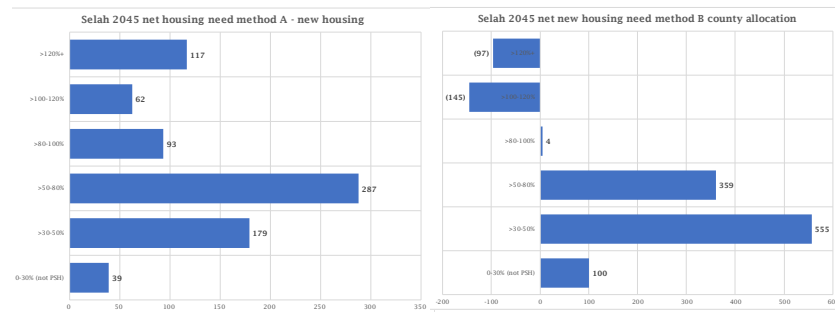
Or Method B - Fair share allocation

- **All jurisdictions are collectively responsible for addressing countywide housing needs.** Therefore, by the end of the planning period, each jurisdiction should be planning to provide the same percentage share of their total housing supply at each income level as needed countywide.
- Allocations of need by income level are based on the estimated 2020 housing supply by affordability level. Jurisdictions that provide less affordable housing in 2020 are allocated a greater share of affordable housing needs.

- Allocations of special housing needs are proportional to each jurisdiction's share of 2020 population.
- Allocations do not assume that all net new countywide housing needs will be met through new housing production. Instead, some jurisdictions would need to look at other strategies such as vouchers or purchase of existing housing to make it affordable to lower-income households.

Under Method A, Selah's projected total future housing requirements will increase to 3,849 by 2045 requiring an additional 777 new housing units, 40 Emergency Housing, including a 6% vacancy allocation. The distribution will include 505 units for household incomes below 80% of AMI.

Under Method B, Selah's projected total future housing requirements will also increase to 3,849 by 2045 requiring an additional 777 new housing units, 40 Emergency Housing, and a 6% vacancy allocation. The distribution, however, will include 1,014 units for household incomes below 80% of AMI and a surplus of 242 units for incomes above 100% of AMI.



H. Implementation

Implementation of Selah's Housing Action Plan involves completion of 23 action tasks including (not in priority order):

- **Development regulations** – 11 tasks to void ADU restrictive requirements, incorporate Missing Middle Housing (MMH) in residential zoning districts, increase density and reduce or split lot sizes, reduce parking requirements, add clustering options, and limit design review and SEPA requirements in residential districts.
- **Programs** – 4 tasks to provide Section 8 vouchers, Mainstream Vouchers, Tenant Based Rental Assistance (TBRA), and initiate a home renovation program.
- **Projects** – 3 tasks to acquire a strategic housing site using Land Acquisition Program (LAP), extend infrastructure using Connecting Housing to Infrastructure Program (CHIP), and issue an RFP for a mixed-income mixed housing type development.
- **Incentives** – 2 tasks to reduce fees and charges for affordable housing units and approve a Multifamily Housing Tax Exemption (MFTE) for affordable units that qualify.
- **Finance** – 3 tasks to adopt HB 1590 0.1% Local Housing Sales Tax per RCW 82,14.530, REET 2 Housing Authorization per RCW 82.46.035, and an Affordable Housing Tax Levy per RCW 84.52.105.

I. Prototype cost analysis

An analysis of possible MMH adaptations with which to meet Selah's housing requirements, particularly for smaller families and young and elderly households, was completed as part of implementation strategies – see Appendix I.

The 3 examples demonstrate the higher densities and lower costs possible using cottage developments for:

- **MMH single-family** – developing 14 single story detached units of 1,000 square feet each and 12 single story units of 800 square feet each or a total of 26 units on 3.3 acres for a density of 7.9 units per acre.
- **MMH mixed housing types** – developing 9 single story detached units of 1,000 square feet each, 12 single story duplex

units of 800 square feet each, and 10 single story rowhouses of 800 square feet each or a total of 30 units on 3.3 acres for a density of 9.1 units per acre.

- **MMH single story studios** – developing 18 single story rowhouses of 800 square feet each and 13 single story rowhouses of 640 square feet each or a total of 31 units on 3.2 acres for a density of 9.7 units per acre.
- **MMH 2 story studios** – developing 36 rowhouses of 800 square feet each in two stories and 26 rowhouses of 640 square feet each in two stories or a total of 62 units on 3.2 acres for a density of 19.4 units per acre.

Housing Element goals and policies

Goal 5.1: Housing affordability

Objective: Make affordable housing available to all economic segments of the population while maintaining the character of Selah.

Policy 5.1.1: Preserve, maintain, and improve existing affordable housing.

Policy 5.1.2: Develop meaningful, measurable goals and strategies that promote the development of affordable workforce housing to meet local needs and monitor progress toward meeting those goals.

Policy 5.1.3: Support nonprofit agencies and public/private partnerships to preserve or develop additional housing for very low-, low- and moderate-income households.

Policy 5.1.4: Support both rental and ownership forms of affordable housing in a variety of types and sizes.

Policy 5.1.5: Locate affordable housing throughout the city and especially in areas with good access to transit, employment, education, and shopping.

Policy 5.1.6: Require that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

Policy 5.1.7: Evaluate land owned by the city and other public entities for use for affordable housing utilizing a community land trust, or similar, type model.

Policy 5.1.8: Develop and implement a detailed affordable housing program that identifies specific actions to increase the supply of housing that is affordable to low to middle-income individuals and families.

Goal 5.2: Housing supply and variety

Objective: Provide for a variety of residential densities and housing types and preserve existing housing stock.

Policy 5.2.1: Provide for an adequate supply of appropriately zoned land to accommodate the city's housing growth targets.

Policy 5.2.2: Promote a variety of residential densities and housing types in all price ranges to meet a range of housing needs and respond to changing needs and preferences.

Policy 5.2.3: Integrate smaller missing middle housing types, such as cottages, duplexes, townhouses, and accessory dwelling units, into residential neighborhoods.

Policy 5.2.4: Consider the potential for development of tiny houses in select areas of the city.

Policy 5.2.5: Encourage infill development on vacant or under-utilized land.

Policy 5.2.6: Evaluate barriers to achieving increased density in multifamily residential and mixed-use zones and revise regulations if appropriate.

Policy 5.2.7: Provide for development of multifamily housing in areas close to shopping, employment, services, and public transportation.

Policy 5.2.8: Provide for flexibility in subdivision development to promote environmental protection, encourage infill development, enhance neighborhood character, employ low impact development techniques, and other similar goals.

Policy 5.2.9: Encourage demonstration projects of innovative housing types or programs, such as co-housing, tiny houses, or others.

Policy 5.2.10: Permit manufactured homes on individual lots in residential zones in accordance with the provisions of state and federal law.

Goal 5.3: Development regulations

Objective: Stream-line development regulations, permit procedures, and funding decisions to meet the growing population and economic needs of Selah in accordance with State law.

Policy 5.3.1: City center subarea planning should accommodate affordable housing units.

Policy 5.3.2: Amend zoning regulations to allow housing types and special needs housing in a manner that is consistent with State laws:

Policy 5.3.3: Allow manufactured homes in all residential

zones in accordance with State law.

1. **Policy 5.3.4:** Allow family in-home daycare, group homes, or foster care facilities in multifamily zones in accordance with State law.

Policy 5.3.5: Allow assisted living units as a method of increasing the supply of affordable housing, as an alternative to institutional or assisted care living, and to assist homeowners remaining in their existing homes.

Policy 5.3.6: Restrict establishment of commercial and industrial uses in residentially zoned areas except for mixed use development consistent with adopted plan policies.

Policy 5.3.7: Ensure codes and ordinances promote and allow for a compatible mix of missing middle housing types in residential areas.

Policy 5.3.8: Design and maintain special needs housing shall be designed and maintained to be compatible with the surrounding neighborhood.

Policy 5.3.9: Support reinvestment in deteriorating neighborhoods through strict code enforcement

Policy 5.3.10: Encourage developers to use private covenants and deed restrictions that specify architectural, maintenance, and landscaping standards within their development.

Policy 5.3.11: Encourage multi-family dwellings to locate in areas where increased density can be used as a tool to discourage urban sprawl.

Policy 5.3.12: Require high-density multi-family residential projects to meet minimum site criteria including adequate traffic access, off-street parking, a single-family, suburban character, and landscaping

Policy 5.3.13: Upgrade existing mobile home parks to current development standards.

Goal 5.4: Neighborhood character

Objective: Promote the stability and vitality of residential and mixed-use neighborhoods.

Policy 5.4.1: Encourage housing types and designs that reinforce and enhance the character and scale of established neighborhood development patterns.

Policy 5.4.2: Allow growth without sacrificing Selah's unique small-town character.

Policy 5.4.3: Facilitate compatibility between existing and new housing.

Policy 5.4.4: Integrate and connect multifamily developments with surrounding development to enhance a sense of community in neighborhoods.

Policy 5.4.5: Allow for compatible integration of attached and detached accessory dwelling units in residential neighborhoods.

Policy 5.4.6: Encourage rehabilitation and improvement programs to preserve the character and condition of existing housing.

Goal 5.5 Special needs

Objective: Provide housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug & alcohol rehab, and mental health facilities.

Policy 5.5.1: Accommodate housing for people with special needs throughout the city and avoid concentrations of such housing.

Policy 5.5.2: Develop senior-friendly housing opportunities, particularly in areas near services and amenities.

Policy 5.5.3: Promote a range of housing types for seniors such as adult family homes, skilled nursing facilities, assisted living, and independent living communities.

Policy 5.5.4: Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.

Policy 5.5.5: Promote the provision of support services, including transportation options, to allow seniors and those with special needs to remain in their own homes or non-institutional settings.

Policy 5.5.6: Support public and private housing and services for people who are homeless.

Goal 5.6: Collaborate

Objective: Actively participate and coordinate with other agencies to meet regional housing needs.

Policy 5.6.1: Encourage local and regional affiliations and alliances to provide affordable housing.

Policy 5.6.2: Explore local and regional funding options to support development of housing for low- and moderate-income households.

Policy 5.6.3: Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

Goal 5.7: Monitor

Objective: Implement Housing Element goals in a manner that is efficient and transparent.

Policy 5.7.1: Evaluate and report on how the goals and policies of this Housing Element are being achieved.

Policy 5.7.2: Monitor housing supply, type, and affordability, including progress toward meeting a proportionate share of the countywide need for affordable housing for very low-, low-, and moderate-income households.

Policy 5.7.3: Monitor local data and routinely reassess and adjust policies, strategies, and regulations to improve effectiveness of programs to meet local housing needs.

Appendix L: Prototype housing analysis

An analysis of possible MMH adaptations with which to meet Selah's housing requirements, particularly for smaller families and young and elderly households, was completed as part of implementation strategies. The 3 examples demonstrate the higher densities and lower costs possible using cottage developments for:

- **MMH single-family** - developing 14 single story detached units of 1,000 square feet each and 12 single story units of 800 square feet each or a total of 26 units on 3.3 acres for a density of 7.9 units per acre.
- **MMH mixed housing types** - developing 9 single story detached units of 1,000 square feet each, 12 single story duplex units of 800 square feet each, and 10 single story rowhouses of 800 square feet each or a total of 30 units on 3.3 acres for a density of 9.1 units per acre.
- **MMH single story studios** - developing 18 single story rowhouses of 800 square feet each and 13 single story rowhouses of 640 square feet each or a total of 31 units on 3.2 acres for a density of 9.7 units per acre.
- **MMH 2 story studios** - developing 36 rowhouses of 800 square feet each in two stories and 26 rowhouses of 640 square feet each in two stories or a total of 62 units on 3.2 acres for a density of 19.4 units per acre.

Parking is provided for a garage and uncovered stall for detached single family and duplex units, for 2 stalls for each rowhouse, and visitor parking at the clubhouse.

The examples incorporate bioswales to absorb stormwater runoff from roads and parking areas, cisterns to collect and reuse stormwater, solar canopies over group parking areas and dwelling unit rooftops, a clubhouse for community social events, and a common area with sports court, picnic area, playground, or community garden.

Costs were estimated for each development concept assuming conventional stick-built construction, then discounted assuming:

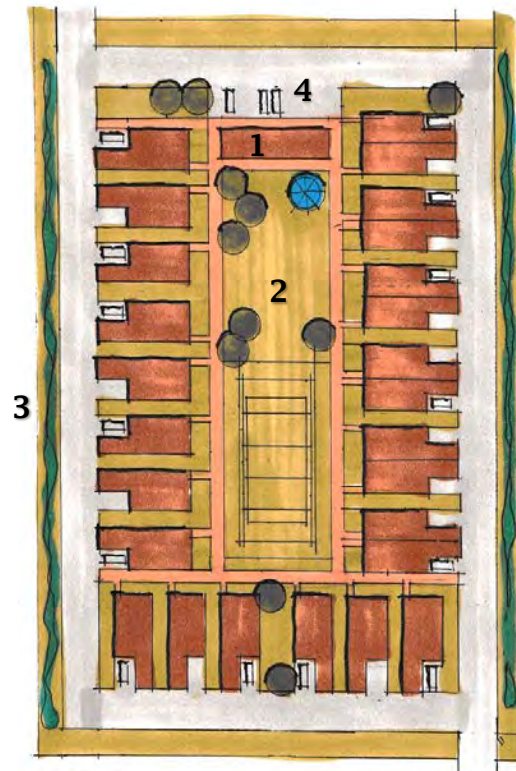
- the land was purchased and placed in a land trust,
 - permits, fees, utility connections, and impact fees were waived,
 - dwelling unit size was reduced,
 - modular construction was used instead of stick-built,
 - containers were used instead of stick-built or modular,
- to determine the impact each measure would have on development costs individually and cumulatively.

The greatest cost savings by measure were possible using modular or container construction rather than stick-built and the least from waiving fees and charges or the land trust purchase cost though the use of a land trust is critical to keeping units affordable over time.

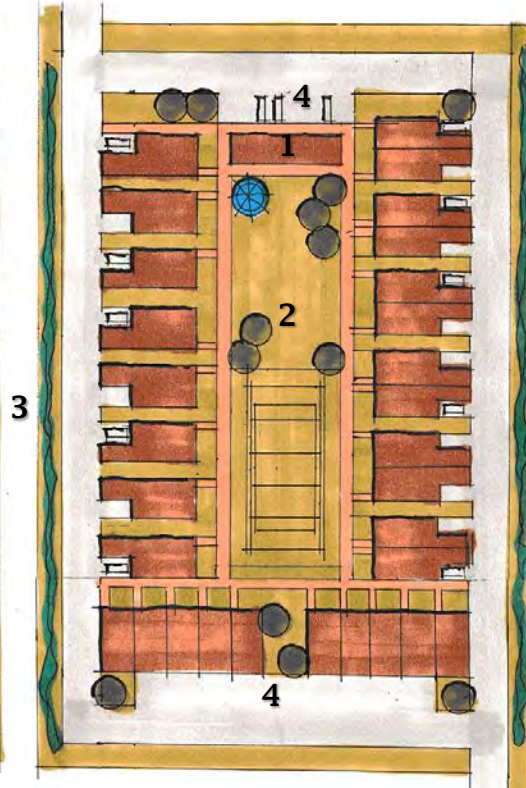
| Measure | By measure | Cumulative* |
|------------------------|------------|-------------|
| Land trust | 1.1-2.3% | 1.1-2.3% |
| Fees and charges | 0.4-0.7% | 1.5-3.0% |
| Smaller units | 9.5-12.6% | 11.0-15.6% |
| Modular construction | 12.7-26.0% | 23.7-41.6% |
| Container construction | 29.6-39.9% | 40.6-55.5% |

* Cumulative total includes modular or container construction but not both as they are exclusive construction options.

Generally, the analysis determined the cumulative cost savings possible ranged from 23.7% to 55.5% with the greatest cumulative cost savings realized for the MMH single story single-family development and the lowest cumulative cost savings realized from the MMH single story rowhouse developments.

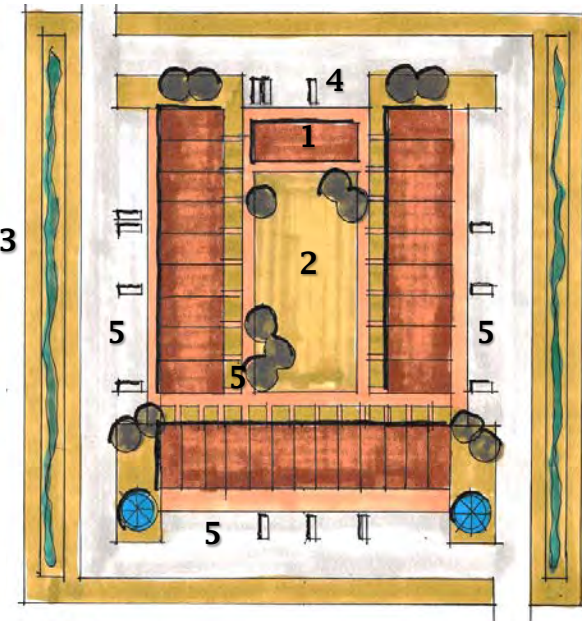


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



MMH mixed housing types - 8 single story single-family 1,000 sq ft each, 12 single story duplex 800 sq feet each, and 10 single story rowhouse 800 sq ft each = 30 total units on 3.3 acres = 9.1 du/acre

Legend - 1 - clubhouse, 2 - common area, 3 - bioswale stormwater collection, 4 - visitor parking with solar over, 5 - tenant parking with solar over



MMH one story studios - 18 single story rowhouse 800 sq ft each and 13 single story rowhouse 640 sq ft each = 31 total units on 3.2 acres = 9.7 du/acre

MMH two story studios = 62 total units on 3.2 acres = 19.4 du/acre

Appendix K - Prototype cost analysis

15 August 2023

MMH single-family stick-built - land -permits, fees smaller units modular (15%) container (35%)

| Property | unit | quantity | unit cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost |
|--|---------|----------|-----------|--------------|--------------|--------------|--------------|-------------|-------------|
| 1 Acquire property | acre | 143,748 | \$2.26 | \$325,000 | | | | | |
| SUBTOTAL LAND ACQUISITION COSTS | | | | \$325,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Construction | | | | | | | | | |
| 2 Prepare site | sq feet | 144,900 | \$7.00 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 |
| 3 Construct clubhouse | sq feet | 1,200 | \$300.00 | \$360,000 | \$360,000 | \$360,000 | \$360,000 | \$360,000 | \$360,000 |
| 4 Construct single story detached units | sq feet | 14,000 | \$400.00 | \$5,600,000 | \$5,600,000 | \$5,600,000 | \$5,040,000 | \$3,264,000 | \$2,496,000 |
| 5 Construct single story duplex | sq feet | 9,600 | \$350.00 | \$3,360,000 | \$3,360,000 | \$3,360,000 | \$2,940,000 | \$2,284,800 | \$1,747,200 |
| SUBTOTAL DIRECT DEVELOPMENT COSTS | | | | \$10,334,300 | \$10,334,300 | \$10,334,300 | \$9,354,300 | \$6,923,100 | \$5,617,500 |
| 6 Permits, fees, utility connections, impact fees | | | | \$100,000 | \$100,000 | \$0 | \$0 | \$0 | \$0 |
| 7 Soft costs | 32.0% | | | \$3,306,976 | \$3,306,976 | \$3,306,976 | \$2,993,376 | \$2,215,392 | \$1,797,600 |
| SUBTOTAL INDIRECT DEVELOPMENT COSTS | | | | \$3,406,976 | \$3,406,976 | \$3,306,976 | \$2,993,376 | \$2,215,392 | \$1,797,600 |
| TOTAL DEVELOPMENT COSTS INCLUDING LAND | | | | \$14,066,276 | \$13,741,276 | \$13,641,276 | \$12,347,676 | \$9,138,492 | \$7,415,100 |
| Development cost per single story single-family detached | | 14 | | \$596,029 | \$582,257 | \$578,020 | \$523,207 | \$387,224 | \$314,199 |
| Development cost per single story duplex | | 12 | | \$476,823 | \$465,806 | \$462,416 | \$418,565 | \$309,779 | \$251,359 |
| Average square footage per single story single-family detached | | 1,000 | | | 1,000 | 1,000 | 900 | 800 | 800 |
| Average square footage per single story duplex | | 800 | | | 800 | 800 | 700 | 640 | 640 |
| Cost reduction of housing units - per measures | | | | | \$24,788 | \$7,627 | \$98,664 | \$244,768 | \$376,213 |
| Percent savings - per measure | | | | | 2.3% | 0.7% | 9.5% | 26.0% | 39.9% |
| Cost reduction of housing units - cumulative | | | | | \$24,788 | \$32,415 | \$131,080 | \$375,848 | \$507,293 |
| Percent savings - cumulative* | | | | | 2.3% | 3.0% | 12.5% | 38.5% | 52.5% |

* Cumulative total includes modular or container but not both as each method is independent of the other.

MMH mixed housing types stick-built - land -permits, fees smaller units modular (15%) container (35%)

| Property | unit | quantity | unit cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost |
|--|---------|----------|-----------|--------------|--------------|--------------|--------------|--------------|-------------|
| 1 Acquire property | acre | 143,748 | \$2.26 | \$325,000 | | | | | |
| SUBTOTAL LAND ACQUISITION COSTS | | | | \$325,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Construction | | | | | | | | | |
| 2 Prepare site | sq feet | 144,900 | \$7.00 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 |
| 3 Construct clubhouse | sq feet | 1,200 | \$300.00 | \$360,000 | \$360,000 | \$360,000 | \$360,000 | \$360,000 | \$360,000 |
| 4 Construct single story detached units | sq feet | 8,000 | \$400.00 | \$3,200,000 | \$3,200,000 | \$3,200,000 | \$2,880,000 | \$2,176,000 | \$1,664,000 |
| 5 Construct single story duplex | sq feet | 9,600 | \$350.00 | \$3,360,000 | \$3,360,000 | \$3,360,000 | \$2,940,000 | \$2,284,800 | \$1,747,200 |
| 5 Construct single story rowhouse | sq feet | 8,000 | \$350.00 | \$2,800,000 | \$2,800,000 | \$2,800,000 | \$2,450,000 | \$1,904,000 | \$1,456,000 |
| SUBTOTAL DIRECT DEVELOPMENT COSTS | | | | \$10,734,300 | \$10,734,300 | \$10,734,300 | \$9,644,300 | \$7,739,100 | \$6,241,500 |
| 6 Permits, fees, utility connections, impact fees | | | | \$100,000 | \$100,000 | \$0 | \$0 | \$0 | \$0 |
| 7 Soft costs | 32.0% | | | \$3,434,976 | \$3,434,976 | \$3,434,976 | \$3,086,176 | \$2,476,512 | \$1,997,280 |
| SUBTOTAL INDIRECT DEVELOPMENT COSTS | | | | \$3,534,976 | \$3,534,976 | \$3,434,976 | \$3,086,176 | \$2,476,512 | \$1,997,280 |
| TOTAL DEVELOPMENT COSTS INCLUDING LAND | | | | \$14,594,276 | \$14,269,276 | \$14,169,276 | \$12,730,476 | \$10,215,612 | \$8,238,780 |
| Development cost per single story single-family detached | | 8 | | \$570,089 | \$557,394 | \$553,487 | \$497,284 | \$399,047 | \$321,827 |
| Development cost per single story duplex | | 12 | | \$456,071 | \$445,915 | \$442,790 | \$397,827 | \$319,238 | \$257,462 |
| Development cost per single story rowhouse | | 10 | | \$456,071 | \$445,915 | \$442,790 | \$397,827 | \$319,238 | \$257,462 |
| Average square footage per single story single-family detached | | 1,000 | | | 1,000 | 1,000 | 900 | 800 | 800 |
| Average square footage per single story duplex | | 800 | | | 800 | 800 | 700 | 640 | 640 |
| Average square footage per single story rowhouse | | 800 | | | 800 | 800 | 700 | 640 | 640 |
| Cost reduction of housing units - per measures | | | | | \$33,008 | \$10,156 | \$146,128 | \$255,416 | \$456,188 |
| Percent savings - per measure | | | | | 2.2% | 0.7% | 10.2% | 19.8% | 35.3% |
| Cost reduction of housing units - cumulative | | | | | \$33,008 | \$43,164 | \$189,292 | \$444,708 | \$645,480 |
| Percent savings - cumulative* | | | | | 2.2% | 2.9% | 13.1% | 32.8% | 48.4% |

* Cumulative total includes modular or container but not both as each method is independent of the other.

| MMH single story rowhouse | | | | stick-built | -land | -permits, fees | smaller units | modular (15%) | container (35%) |
|---|---------|----------|-----------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
| Property | unit | quantity | unit cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost |
| 1 Acquire property | acre | 139,392 | \$2.26 | \$315,000 | | | | | |
| SUBTOTAL LAND ACQUISITION COSTS | | | | \$315,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Construction | unit | quantity | unit cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost |
| 2 Prepare site | sq feet | 139,392 | \$7.00 | \$975,744 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 |
| 3 Construct clubhouse | sq feet | 1,200 | \$300.00 | \$360,000 | \$360,000 | \$360,000 | \$360,000 | \$360,000 | \$360,000 |
| 4 Construct single story rowhouse | sq feet | 14,400 | \$400.00 | \$5,760,000 | \$5,760,000 | \$5,760,000 | \$5,040,000 | \$4,284,000 | \$3,276,000 |
| 5 Construct single story rowhouse | sq feet | 8,320 | \$350.00 | \$2,912,000 | \$2,912,000 | \$2,912,000 | \$2,457,000 | \$2,088,450 | \$1,597,050 |
| SUBTOTAL DIRECT DEVELOPMENT COSTS | | | | \$10,007,744 | \$10,046,300 | \$10,046,300 | \$8,871,300 | \$7,746,750 | \$6,247,350 |
| 6 Permits, fees, utility connections, impact fees | | | | \$100,000 | \$100,000 | \$0 | \$0 | \$0 | \$0 |
| 7 Soft costs | 32.0% | | | \$3,202,478 | \$3,214,816 | \$3,214,816 | \$2,838,816 | \$2,478,960 | \$1,999,152 |
| SUBTOTAL INDIRECT DEVELOPMENT COSTS | | | | \$3,302,478 | \$3,314,816 | \$3,214,816 | \$2,838,816 | \$2,478,960 | \$1,999,152 |
| TOTAL DEVELOPMENT COSTS INCLUDING LAND | | | | \$13,625,222 | \$13,361,116 | \$13,261,116 | \$11,710,116 | \$10,225,710 | \$8,246,502 |
| Development cost per single story rowhouse | | | | 18 | \$479,761 | \$470,462 | \$466,941 | \$412,328 | \$360,060 |
| Development cost per single story rowhouse | | | | 13 | \$383,809 | \$376,369 | \$373,553 | \$329,862 | \$288,048 |
| Average square footage per single story rowhouse | | | | 800 | | 800 | 800 | 700 | 700 |
| Average square footage per single story rowhouse | | | | 640 | | 640 | 640 | 540 | 540 |
| Cost reduction of housing units - per measures | | | | | \$16,739 | \$6,338 | \$98,303 | \$94,082 | \$219,525 |
| Percent savings - per measure | | | | | 1.9% | 0.7% | 11.7% | 12.7% | 29.6% |
| Cost reduction of housing units - cumulative | | | | | \$16,739 | \$23,077 | \$121,380 | \$215,462 | \$340,905 |
| Percent savings - cumulative* | | | | | 1.9% | 2.7% | 14.4% | 27.1% | 44.0% |

* Cumulative total includes modular or container but not both as each method is independent of the other.

| MMH single story rowhouse stacked on 2 floors | | | | stick-built | -land | -permits, fees | smaller units | modular (15%) | container (35%) |
|---|---------|----------|-----------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Property | unit | quantity | unit cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost |
| 1 Acquire property | acre | 139,392 | \$2.26 | \$315,000 | | | | | |
| SUBTOTAL LAND ACQUISITION COSTS | | | | \$315,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Construction | unit | quantity | unit cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost | qnty cost |
| 2 Prepare site | sq feet | 139,392 | \$7.00 | \$975,744 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 | \$1,014,300 |
| 3 Construct clubhouse | sq feet | 1,200 | \$300.00 | \$360,000 | \$360,000 | \$360,000 | \$360,000 | \$360,000 | \$360,000 |
| 4 Construct single story rowhouse | sq feet | 28,800 | \$400.00 | \$11,520,000 | \$11,520,000 | \$11,520,000 | \$10,080,000 | \$8,568,000 | \$6,552,000 |
| 5 Construct single story rowhouse | sq feet | 16,640 | \$350.00 | \$5,824,000 | \$5,824,000 | \$5,824,000 | \$4,914,000 | \$4,176,900 | \$3,194,100 |
| SUBTOTAL DIRECT DEVELOPMENT COSTS | | | | \$18,679,744 | \$18,718,300 | \$18,718,300 | \$16,368,300 | \$14,119,200 | \$11,120,400 |
| 6 Permits, fees, utility connections, impact fees | | | | \$100,000 | \$100,000 | \$0 | \$0 | \$0 | \$0 |
| 7 Soft costs | 32.0% | | | \$5,977,518 | \$5,989,856 | \$5,989,856 | \$5,237,856 | \$4,518,144 | \$3,558,528 |
| SUBTOTAL INDIRECT DEVELOPMENT COSTS | | | | \$6,077,518 | \$6,089,856 | \$5,989,856 | \$5,237,856 | \$4,518,144 | \$3,558,528 |
| TOTAL DEVELOPMENT COSTS INCLUDING LAND | | | | \$25,072,262 | \$24,808,156 | \$24,708,156 | \$21,606,156 | \$18,637,344 | \$14,678,928 |
| Development cost per single story rowhouse | | | | 36 | \$441,413 | \$436,763 | \$435,003 | \$380,390 | \$328,122 |
| Development cost per single story rowhouse | | | | 26 | \$353,130 | \$349,411 | \$348,002 | \$304,312 | \$262,498 |
| Average square footage per single story rowhouse | | | | 800 | | 800 | 800 | 700 | 700 |
| Average square footage per single story rowhouse | | | | 640 | | 640 | 640 | 540 | 540 |
| Cost reduction of housing units - per measures | | | | | \$8,370 | \$3,169 | \$98,303 | \$94,082 | \$219,525 |
| Percent savings - per measure | | | | | 1.1% | 0.4% | 12.6% | 13.7% | 32.1% |
| Cost reduction of housing units - cumulative | | | | | \$8,370 | \$11,539 | \$109,841 | \$203,923 | \$329,366 |
| Percent savings - cumulative* | | | | | 1.1% | 1.5% | 14.0% | 27.8% | 46.1% |

* Cumulative total includes modular or container but not both as each method is independent of the other.

Source: HKP Architects and Beckwith Consulting Group



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

RCW Chapter 43.21C

PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. Name Of Proposed Project (If Applicable):

Environmental Review of the City of Selah's 2023 Housing Action Plan

2. Applicant's Name & Phone:

Jeff Peters, City of Selah Community Development Supervisor, (509)698-7372

3. Applicant's Address:

City of Selah Public Works 222 Rushmore Road, Selah, WA 98942

4. Contact Person & Phone:

Same as applicant.

5. Agency Requesting Checklist: City of Selah

6. Proposed Timing Or Schedule (Including Phasing, If Applicable):

A public hearing before the City of Selah Planning Commission in the month of December or January of 2024. The City Council is expected to consider the final housing action plan in late January of 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

Yes, the proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element and future work plans and budgets.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

Background environmental information was completed to inform the development of the housing action plan, including: A Housing Needs Assessment to identify trends and data on demographics, housing and income in Selah; A Gap Analysis to understand the amount and the type of housing needed through year 2045 (included in the Housing Needs Assessment); Demographics; Buildable land capacity; and Racially disparate impacts analysis.

EXHIBIT

tabbies

2A

A. BACKGROUND INFORMATION (To be completed by the applicant.)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

Yes. At any given time there are land use and building permit applications in review for development projects throughout the city. Also, some of the potential actions identified in the Housing Action Plan are already underway for further study and consideration by the City of Selah.

10. List any government approvals or permits that will be needed for your proposal, if known:

City Council approval or modification of the proposed Housing Action Plan is required. The proposed HAP will be considered by the City Council after the Selah Planning Commission conducts a public hearing on the proposed plan.

11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

In 2019, the Washington State Legislature passed HB 1923, aimed at encouraging cities planning under the state Growth Management Act to take actions to increase residential building capacity. These actions include developing a housing action plan "...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market" (RCW 36.70A.600). The proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element and future work plans and budgets for the City of Selah.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist: Selah City Limits, and Urban Growth Area.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

EARTH

1. General description of the site (✓ one):

☒ flat ☒ rolling ☒ hilly ☒ steep slopes ☒ mountainous ☐ other: _____

2. What is the steepest slope on the site (approximate percent slope)?

N/A Non-Project Action.

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A Non-Project Action.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A Non-Project Action.

5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A Non-Project Action.

6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A Non-Project Action.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A Non-Project Action.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A Non-Project Action.

AIR

1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A Non-Project Action.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A Non-Project Action.

3. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

SURFACE WATER

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
N/A Non-Project Action.
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
N/A Non-Project Action.
3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
N/A Non-Project Action.
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
N/A Non-Project Action.
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
N/A Non-Project Action.
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
N/A Non-Project Action.

GROUND WATER

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
N/A Non-Project Action.
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**WATER RUNOFF (INCLUDING STORM WATER)**

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A Non-Project Action.

2. Could waste materials enter ground or surface waters? If so, generally describe.

N/A Non-Project Action.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A Non-Project Action.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A Non-Project Action.

PLANTS

1. Check (✓) types of vegetation found on the site:

Deciduous Trees:

- ☒ Alder
☒ Maple
☒ Aspen
☐ Other

Evergreen Trees:

- ☒ Fir
☒ Cedar
☒ Pine
☐ Other

Wet Soil Plants:

- ☒ Cattail
☒ Buttercup
☒ Bullrush
☒ Skunk Cabbage
☐ Other

Water Plants:

- ☒ Milfoil
☒ Eelgrass
☒ Water Lily
☐ Other

Other:

- ☒ Shrubs
☒ Grass
☒ Pasture
☒ Crop Or Grain
☒ Orchards, vineyards, or other permanent crops
☒ Other types of vegetation

2. What kind and amount of vegetation will be removed or altered?

N/A Non-Project Action.

3. List threatened or endangered species known to be on or near the site.

N/A Non-Project Action.

4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A Non-Project Action.

5. List all noxious weeds and invasive species known to be on or near the site.

N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ANIMALS

1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

All of the above.

2. List any threatened or endangered species known to be on or near the site.

There are few threatened or endangered species known to live in or around the city limits of Selah; however this proposal does not involve any change to the land.

3. Is the site part of a migration route? If so, explain.

Migratory birds may use property within the City limits; however, this proposal does not involve any change to the land or habitat, and is considered a Non Project Action.

4. Proposed measures to preserve or enhance wildlife, if any:

N/A Non-Project Action.

5. List any invasive animal species known to be on or near the site.

N/A Non-Project Action.

ENERGY AND NATURAL RESOURCES

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?

Describe whether it will be used for heating, manufacturing, etc.

N/A Non-Project Action.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A Non-Project Action.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ENVIRONMENTAL HEALTH

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

N/A Non-Project Action.

2. Describe any known or possible contamination at the site from present or past uses.

N/A Non-Project Action.

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A Non-Project Action.

4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A Non-Project Action.

5. Describe special emergency services that might be required.

N/A Non-Project Action.

6. Proposed measures to reduce or control environmental health hazards, if any:

N/A Non-Project Action.

NOISE

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?

N/A Non-Project Action.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A Non-Project Action.

3. Proposed measures to reduce or control noise impacts, if any:

N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A Non-Project Action.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Many of the properties within the City of Selah have been used for agriculture purposes in the past.

3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A Non-Project Action.

4. Describe any structures on the site.

N/A Non-Project Action.

5. Will any structures be demolished? If so, what?

N/A Non-Project Action.

6. What is the current zoning classification of the site?

The sites where residential housing could be allowed or expanded in the HAP are: LDSF, R-1, R-2, R-3, PD, and B-1 & B-2.

7. What is the current comprehensive plan designation of the site?

The Future Land Use Designations in where housing is allowed are: Low - High Density Residential, and Commercial.

8. If applicable, what is the current shoreline master program designation of the site?

N/A Non-Project Action.

9. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A Non-Project Action.

10. Approximately how many people would reside or work in the completed project?

N/A Non-Project Action.

11. Approximately how many people would the completed project displace?

N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**LAND AND SHORELINE USE****12. Proposed measures to avoid or reduce displacement impacts, if any.**

N/A Non-Project Action.

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A Non-Project Action.

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A Non-Project Action.

HOUSING**1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Adoption of a housing action plan in and of itself will not add or eliminate any housing units. To meet the projected population growth, the Housing Needs Assessment projects that 1,021 new housing units will need to be created in Selah and its Urban Growth Area by 2045. As reported in the needs assessment, Selah's land supply model estimates sufficient capacity to accommodate this growth. See Draft Housing Action Plan for more detail on housing income and dwelling unit types.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Adoption of a housing action plan in and of itself will not add or eliminate any housing units. No actions are proposed that would specifically eliminate housing units. Some existing housing may be eliminated due to redevelopment.

3. Proposed measures to reduce or control housing impacts, if any:

The proposed Housing Action Plan report identifies over 30 potential actions the City of Selah could take to help address housing needs and gaps in our community through 2045. Any development of housing will be subject to land use regulations in place at the time of application, which provide a range of measures to reduce impacts to the environment.

AESTHETICS**1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

N/A Non-Project Action.

2. What views in the immediate vicinity would be altered or obstructed?

N/A Non-Project Action.

3. Proposed measures to reduce or control aesthetic impacts, if any:

N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LIGHT AND GLARE

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A Non-Project Action.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A Non-Project Action.

3. What existing off-site sources of light or glare may affect your proposal?

N/A Non-Project Action.

4. Proposed measures to reduce or control light and glare impacts, if any:

N/A Non-Project Action.

RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?

N/A Non-Project Action.

2. Would the proposed project displace any existing recreational uses? If so, describe.

N/A Non-Project Action.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A Non-Project Action.

HISTORIC AND CULTURAL PRESERVATION

1. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

HISTORIC AND CULTURAL PRESERVATION

2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A Non-Project Action.

3. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A Non-Project Action.

TRANSPORTATION

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A Non-Project Action.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A Non-Project Action.

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None, adoption of a housing action plan in and of itself will not create additional parking spaces, nor will any be eliminated. However, one of the proposed actions is to lower the required minimum parking standards in frequent transit areas.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A Non-Project Action.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A Non-Project Action.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A Non-Project Action.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

TRANSPORTATION

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

N/A Non-Project Action.

8. Proposed measures to reduce or control transportation impacts, if any:

N/A Non-Project Action.

PUBLIC SERVICES

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:

N/A Non-Project Action.

2. Proposed measures to reduce or control direct impacts on public services, if any.

N/A Non-Project Action.

UTILITIES

1. Check (✓) utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service ☒ telephone

☒ sanitary sewer ☒ septic system ☐ other _____

2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A Non-Project Action.

C. SIGNATURE (To be completed by the applicant.)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

11/22/2023

Property Owner or Agent Signature

Date Submitted

Jeffery R Peters



Community Development Supervisor

Name of Signee

Position and Agency/Organization

**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The adoption of a housing action plan will not result in an increase in the discharge to water, emissions to air, the production/storage/release of toxic or hazardous substances; or the production of noise. Any impact of the future housing development projects that this plan generally aims to encourage will be assessed at the time of development and subject to regulations in place at the time of application. The Housing Action Plan does not propose any actions to amend these standards.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal will not increase any impacts to plants, animals, fish, or marine life. All existing measures to protect plants, animals, fish, and marine life (such as the Critical Areas Ordinance, the Shoreline Master Program, tree standards and Low Impact Development Stormwater standards) will remain in effect and will apply to any/all future development proposals. The Housing Action Plan does not propose any actions to amend these standards.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

All future development in the City will continue to be subject to existing city, state and federal regulations and/or any additional project-level environmental review. The city's critical areas ordinance and Shoreline Master Program include measures to protect and conserve plants, animals, fish, and marine life. The Housing Action Plan does not propose any actions to amend these standards.

3. How would the proposal be likely to deplete energy or natural resources?

Adopting a housing action plan in and of itself will not increase impacts to natural resources or deplete energy. The proposal does not recommend any changes to existing energy codes.

Proposed measures to protect or conserve energy and natural resources are:

Future housing development that this plan generally aims to encourage will continue to be subject to existing energy codes and other city, state and federal regulations and/or any additional project level environmental review.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Adopting a housing action plan will not increase such impacts. The proposed housing action plan does not recommend any actions that would affect existing measures to protect environmentally sensitive areas. The Shoreline Master Program provisions will not be amended by this action and will also remain in effect.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Future residential development will continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review. Those regulations are not proposed to be amended at this time and remain in full force and effect.

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Adoption of the proposed housing action plan will not in and of itself result in changes to land and shoreline uses. Any future residential development that this plan generally encourages would be subject to existing land use and shoreline regulations in effect at the time of permit application.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None at this time.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

Adopting a housing action plan in and of itself will not result in impacts to transportation or public services and utilities. The actions support implementation of Selah's Comprehensive Plan.

Proposed measures to reduce or respond to such demand(s) are:

None proposed.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment. The intent is to adopt provisions that are fully compliant with recent amendments to the Growth Management Act, in RCW 36.70A.600 and the City's adopted Comprehensive Plan.

Peters, Jeff

From: Stephanie Flowers <StephanieF@sellandconstruction.com>
Sent: Wednesday, November 22, 2023 11:05 AM
To: Peters, Jeff
Cc: Charley Underwood; Brad Selland
Subject: RE: City of Selah 2023 Housing Action Plan Notice of Environmental Review (SEPA Checklist), Public Comment, and Planning Commission Public Hearing

Jeff,

We had the opportunity to discuss the City's draft Housing Action Plan with Tom Beckwith and wanted to pass along some notes from this meeting. Generally, we feel the information presented in the draft HAP provides good background on the City's current and future demographics and accurately identifies a key component in the solution to a worsening housing problem that has a disproportionate impact on a vital portion of your population. Specifically, we strongly agree with the concept of adding flexibility for housing varieties that are allowed within the City in order to increase the opportunity of home ownership for members of Selah's workforce.

As we discussed with Tom, there are currently three factors that limit an individual's ability to enter the housing market: the increasing cost of developing infrastructure; the increasing cost of home construction; and limited access to affordable financing. While these issues don't restrict all segments of your population, they do impede individuals within the skilled labor and services industries, along with young professionals. Even an aging inventory of single-family residences presents a barrier as the cost of ownership, maintenance, and entry is restrictive. As such, we believe it is important to adjust the current standards in order to ensure that a variety of housing is available to support a diverse and sustainable tax base. It seems reasonable to expect that a young family's housing requirements would differ from those of a retiree or single professional. Similarly, it seems reasonable to expect that any of these individuals should be able to own their residence.

As noted in the HAP, the City lacks "Missing Middle Housing" and should consider the inclusion of alternative housing types to fill this gap. Potential alternatives include cottage and cluster developments, common wall structures (townhomes and duplexes), and condominiums. We understand there are a number of hurdles associated with a potential shift in the makeup / form of neighborhoods within a community, but our hope is that the City will consider the following points while formulating their updated Comprehensive Plan and development regulations:

- ☐ Allow Missing Middle Housing (MMH) varieties in all residential zones, including the R-1 zone.
- ☐ Do not adopt minimum dwelling unit size requirements in any of the City's residential zones.
- ☐ It is our understanding that the City will review undeveloped land for upzone potential, and existing topography and soil type will be used in the final determination. These parameters are a good starting point but we believe the City should also allow for consideration on a case-by-case basis.
- ☐ Allow for flexibility within the development regulations.
- ☐ Allow for flexibility within the design and construction standards. It is our experience that the scale of infrastructure required for MMH type developments does not match the standard large-lot, single-family residential subdivision.
- ☐ Provide programs that incentivize the development of MMH housing opportunities. Facilitate easy access to these programs.
- ☐ Continue to provide public outreach / education to promote positive public perception of MMH housing.

Again, we appreciate the opportunity to be involved in your public process and hope our input is well received. Also, it was good to get some time with Tom as we agree on many points and have similar thoughts on how to solve the City's housing issues. Thank you and please let us know if you have any questions or if you'd like to continue this conversation.



We will continue to stay involved in the HAP process as much as possible. I may not be able to make the December meeting as we discussed but will plan on attending the January Council meeting.

Sincerely,

Stephanie Flowers, P.E.
Selland Construction, Inc.
509-881-7325

From: Peters, Jeff <jeff.peters@selahwa.gov>

Sent: Monday, November 20, 2023 4:07 PM

To: 'kceb.family@gmail.com' <kceb.family@gmail.com>; 'goodwin_1@charter.net' <goodwin_1@charter.net>; 'jbakers1@charter.net' <jbakers1@charter.net>; 'leanne@3dyakima.com' <leanne@3dyakima.com>; 'torkelson@fairpoint.net' <torkelson@fairpoint.net>; Stephanie Flowers <StephanieF@sellandconstruction.com>; 'don@postonarchitects.com' <don@postonarchitects.com>; 'AHochleutner@cwhba.org' <AHochleutner@cwhba.org>; 'aaron.jacobs92@gmail.com' <aaron.jacobs92@gmail.com>; 'akaknapkin@yahoo.com' <akaknapkin@yahoo.com>; 'Bokr21@yahoo.com' <Bokr21@yahoo.com>; 'Rhonda.hauff@ynhs.org' <Rhonda.hauff@ynhs.org>; 'esther.magasis@co.yakima.wa.us' <esther.magasis@co.yakima.wa.us>; 'Sally.shelton@yakimahousing.org' <Sally.shelton@yakimahousing.org>; 'Lowel.Krueger@yakimahousing.org' <Lowel.Krueger@yakimahousing.org>; 'Lee@HomelessNetworkYC.org' <Lee@HomelessNetworkYC.org>; 'bketcham@catholiccharitiescw.org' <bketcham@catholiccharitiescw.org>; 'lcastaneda0009@gmail.com' <lcastaneda0009@gmail.com>; 'ptrue@truelawgroup.org' <ptrue@truelawgroup.org>; 'paul@wilsonrm.com' <paul@wilsonrm.com>; 'r3yna.barajas@gmail.com' <r3yna.barajas@gmail.com>; 'rickglenn3@gmail.com' <rickglenn3@gmail.com>; 'mccoysamuel@gmail.com' <mccoysamuel@gmail.com>; 'integrityforklift@msn.com' <integrityforklift@msn.com>; 'tsloan1928@gmail.com' <tsloan1928@gmail.com>; 'Meloney@yakimahabitat.org' <Meloney@yakimahabitat.org>; 'greg@yakimahabitat.org' <greg@yakimahabitat.org>; 'steve@lfedc.com' <steve@lfedc.com>; 'Jhelmsrealestate@gmail.com' <Jhelmsrealestate@gmail.com>; 'gandgconst5@aol.com' <gandgconst5@aol.com>; 'ronald@traditionaldesignsinc.com' <ronald@traditionaldesignsinc.com>; 'selahdowntownassociation@gmail.com' <selahdowntownassociation@gmail.com>; 'Rhonda.hauff@ynhs.org' <Rhonda.hauff@ynhs.org>; 'Selahchamber@fairpoint.net' <Selahchamber@fairpoint.net>; 'philh@zirklefruit.com' <philh@zirklefruit.com>; 'Phil Hoge' <phil.hoge@co.yakima.wa.us>; 'Vasiliy.kravtsov@treetop.com' <Vasiliy.kravtsov@treetop.com>; 'Colter@sagefruit.com' <Colter@sagefruit.com>; 'rick@monsonfruit.com' <rick@monsonfruit.com>; 'philh@zirklefruit.com' <philh@zirklefruit.com>; 'jordan.matson@matsonfruit.com' <jordan.matson@matsonfruit.com>; 'reviewteam@commerce.wa.gov' <reviewteam@commerce.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'ECY RE SEPA REGISTER' <separegister@ecy.wa.gov>

Subject: City of Selah 2023 Housing Action Plan Notice of Environmental Review (SEPA Checklist), Public Comment, and Planning Commission Public Hearing

The City of Selah Planning Department would like to invite its housing stakeholders, public, and SEPA agencies to review and provide comment on its draft Housing Action Plan (see below notice for web addresses where the housing action plan may be obtained).

CITY OF SELAH NOTICE OF ENVIRONMENTAL REVIEW, PUBLIC COMMENT AND PLANNING COMMISSION PUBLIC HEARING

Application: On November 22, 2023 the City of Selah Community Development Department prepared a State Environmental Policy Act Checklist for the environmental review of its 2023 Housing Action Plan (HAP). The HAP's purpose is to identify strategies and a variety of actions the City could take to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment (contained within the HAP) and will serve to guide a future periodic update to the Comprehensive Plan Housing Element, development regulations, future work plans and budgets for the City of Selah.

Project Location: City Wide
Tax Parcel Numbers: N/A

Peters, Jeff

From: Esther Magasis <esther.magasis@co.yakima.wa.us>
Sent: Friday, October 27, 2023 4:14 PM
To: Peters, Jeff
Cc: Brian Hedengren
Subject: RE: City of Selah Housing Action Plan Request for Stakeholder Input/Request for Comments

Thanks for sharing, Jeff! The only thought I have reading through this is for section D on page 7 where you discuss Housing resources. Selah is not currently part of any HOME consortium, which means that your federal HOME dollars go to the state. You could consider listing the [Washington State HOME program](#) as a resource as well – although I don't know how easy it would be for Selah to realistically capture projects through that program at the state level, given your size. If it's of interest, Selah can also opt in to join the Yakima County HOME Consortium, which would bring the federal dollars allocated to Selah a little closer to home (no pun intended). I've CC'd in Brian, our HOME lead, to answer any question you might have about either the state or local versions of the HOME program.

Thanks all – happy Friday!



Esther Magasis
Director of Human Services
she/her/hers
128 N 2nd Street, Rm 102, Yakima, WA 98901
(509) 574-1366
www.yakimacounty.us

From: Peters, Jeff <jeff.peters@selahwa.gov>
Sent: Monday, October 23, 2023 11:42 AM
To: 'kceb.family@gmail.com' <kceb.family@gmail.com>; 'goodwin_1@charter.net' <goodwin_1@charter.net>; 'jbakers1@charter.net' <jbakers1@charter.net>; 'leanne@3dyakima.com' <leanne@3dyakima.com>; 'torkelson@fairpoint.net' <torkelson@fairpoint.net>; 'Stephanief@sellandconstruction.com' <Stephanief@sellandconstruction.com>; 'don@postonarchitects.com' <don@postonarchitects.com>; 'AHochleutner@cwhba.org' <AHochleutner@cwhba.org>; 'aaron.jacobs92@gmail.com' <aaron.jacobs92@gmail.com>; 'akaknapkin@yahoo.com' <akaknapkin@yahoo.com>; 'Bokr21@yahoo.com' <Bokr21@yahoo.com>; Rhonda Hauff <rhonda.hauff@ynhs.org>; Esther Magasis <esther.magasis@co.yakima.wa.us>; 'Sally.shelton@yakimahousing.org' <Sally.shelton@yakimahousing.org>; Lowel Krueger <lowel.krueger@yakimahousing.org>; Lee Murdock (external) <lee@homelessnetworkkc.org>; Bryan Ketcham <bketcham@catholiccharitiescw.org>; 'lcastaneda0009@gmail.com' <lcastaneda0009@gmail.com>; ptrue@truelawgroup.org; 'paul@wilsonrm.com' <paul@wilsonrm.com>; 'r3yna.barajas@gmail.com' <r3yna.barajas@gmail.com>; 'rickglenn3@gmail.com' <rickglenn3@gmail.com>; 'mccoysamuel@gmail.com' <mccoysamuel@gmail.com>; 'integrityforklift@msn.com' <integrityforklift@msn.com>; 'tsloan1928@gmail.com' <tsloan1928@gmail.com>; 'Meloney@yakimahabitat.org' <Meloney@yakimahabitat.org>; 'greg@yakimahabitat.org' <greg@yakimahabitat.org>; 'steve@lfedc.com' <steve@lfedc.com>; 'Jhelmsrealestate@gmail.com' <Jhelmsrealestate@gmail.com>; 'gandgconst5@aol.com' <gandgconst5@aol.com>; 'ronald@traditionaldesignsinc.com' <ronald@traditionaldesignsinc.com>; 'selahdowntownassociation@gmail.com' <selahdowntownassociation@gmail.com>; Rhonda Hauff <rhonda.hauff@ynhs.org>; 'Selahchamber@fairpoint.net' <Selahchamber@fairpoint.net>; 'philh@zirklefruit.com' <philh@zirklefruit.com>; Phil Hoge <phil.hoge@co.yakima.wa.us>; 'Vasiliy.kravtsov@treetop.com' <Vasiliy.kravtsov@treetop.com>; 'Colter@sagefruit.com' <Colter@sagefruit.com>; 'rick@monsonfruit.com' <rick@monsonfruit.com>; 'philh@zirklefruit.com' <philh@zirklefruit.com>; 'jordan.matson@matsonfruit.com' <jordan.matson@matsonfruit.com>; 'N

<Noelle.Madera@co.yakima.wa.us>

Subject: City of Selah Housing Action Plan Request for Stakeholder Input/Request for Comments

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

The City of Selah Planning Department would like to invite its housing stakeholders to review and provide comment on its draft Housing Action Plan (attached).

We (staff and consultant) have completed the attached draft Housing Action Plan (HAP) that we will be reviewing with the Planning Commission and City Council in November. In the interim, we would like to get your input on the HAP document as well as any of the information contained in the numerous appendices which I can email you if interested.

We have applied for and will receive three grants to 1) update the Comprehensive Plan to include detailed buildable lands analysis, 2) conduct a Middle Housing analysis of existing zoned capacity, middle housing allowances, and development regulations, and 3) conduct a Climate Resiliency analysis of heat, fire, flood, and other risks during June 2024-June 2026 which will build upon and implement the action items identified in the HAP in accordance with recently enacted Legislature House Bills (HB) 1220 on comprehensive plan housing element contents, HB 1293 streamlining development regulations, HB 1337 on Accessory Dwelling Units (ADU), and HB 1110 on middle housing allowances.

Please review and respond with your comments by email or provide times when you would be available for a phone interview the week of 23 October. We would appreciate your input as we begin the review process.

Sincerely,

Jeff Peters
City of Selah
City Planner
509-698-7367



CITY OF SELAH

Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 • www.selahwa.gov

Determination of Nonsignificance

Description of Proposal: State Environmental Policy Act Review (SEPA) for the City of Selah's 2023 Housing Action Plan (HAP). The HAP's purpose is to identify strategies and a variety of actions the City could take to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment (contained within the HAP) and will serve to guide a future periodic update to the City's Comprehensive Plan Housing Element, development regulations, future work plans and budgets for the City of Selah.

Proponent: City of Selah
115 W. Naches Avenue
Selah, WA. 98942

Location of Proposal including street address, if any: City Limits

Lead Agency: City of Selah

City File Number: SEPA-2023-005

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is being issued using the process in WAC 197-11-340. There is no further comment period.

Responsible Official: Joe Henne

Position / Title: City Administrator/SEPA Responsible Official

Signature:

Date of Issuance: December 7, 2023

Appeals: You may appeal this determination to the Selah City Council by filing a written appeal with the required \$300.00 filing fee at the Selah Planning Department, 222 S. Rushmore Road no later than 5:00 p.m. on December 12, 2023. You should be prepared to make specific factual objections. Contact the Planning Department at 698-7365 to read or ask about the procedures for SEPA appeals.

EXHIBIT

tabbles

4A

Exhibit “B”

SELAH PLANNING COMMISSION

RECOMMENDATION TO THE SELAH CITY COUNCIL FOR CONSIDERATION OF THE CITY'S 2023 HOUSING ACTION PLAN

WHEREAS

The State of Washington authorizes local government to plan for and regulate the use of land so as to provide planned and orderly use of land and protection for the environment in a manner consistent with constitutional law; and,

WHEREAS

In compliance with the Washington State Growth Management Act (GMA), the City adopted a Comprehensive Plan in 2017; and,

WHEREAS

The Comprehensive Plan sets goals and policies for growth that will be implemented through the development regulations and ordinance contained in the Selah Municipal Code, including the zoning ordinance and official zoning map, in a fiscally and environmentally responsible fashion; and,

WHEREAS

In 2019, the Washington State Legislature passed House Bill 1923, aimed at encouraging cities planning under the state GMA to take actions to increase residential building capacity. These actions include developing a housing action plan "...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market" (RCW 36.70A.600); and,

WHEREAS

The Washington State Legislature then subsequently passed HB 1220, HB1110, HB 1337, and HB 1293 in 2022, and 2023 requiring the City of Selah to plan for and develop regulations which increase housing affordability, reduce cost of housing for low-income and cost burdened households, increase supply, increase inventory of housing for all household types, increase variety and housing sizes and types, increase the stock of housing options needed for aging seniors, provide methods for maintaining the existing housing stock, increase household wealth by providing safe and stable options for rental housing and pathways to homeownership, and increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities; and,

WHEREAS

The City Council directed staff to develop the 2023 Housing Action Plan in December of 2022 with the selection of the Beckwith Consulting Group; and



WHEREAS

The staff and project consultant engaged the community in development of the Draft HAP from February 21, 2023, to present, with two online surveys, one in person visual survey, 15 study sessions, two open houses, three City Council Study Sessions, public outreach to interested parties, property owners, agencies, and housing stakeholder groups, Environmental Review, and one public hearing; and,

WHEREAS

The Draft HAP identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element and future work plans and budgets.; and,

WHEREAS

Adoption of the Draft HAP will provide the City with 30 implementation tasks/actions that are divided into four categories which meet the housing requirements for Washington State House Bills (HB) 1220, HB 1110, HB 1337, and HB 1293. The plan also provides implementation tasks/actions that support program options for voucher-rental assistance, program options for site acquisition/developer incentives, incentives options for reduced fees/Multi-Family Tax Exemption, and finance options for housing programs. These implementation tasks and housing needs assessment will inform the city and help it update the City's Housing Element of its 2017 Comprehensive Plan, and development regulations to meet the City's future housing demands; and,

WHEREAS

The proposed Housing Action Plan is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP; and,

WHEREAS

As required by the Growth Management Act, the HAP is consistent with Yakima Countywide Planning Policies; and,

WHEREAS

Environmental Review was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on December 7, 2023, with no appeals filed; and,

WHEREAS

The Selah Planning Commission held an open record public hearing on the Selah Draft HAP on December 19, 2023; and,

WHEREAS

Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the Draft HAP through the public review and SEPA processes; and,

WHEREAS

At its December 19, 2023, public hearing, the Selah Planning Commission heard the staff presentation regarding the Draft HAP, took public testimony and recommended approval; and,

Now therefore, the Selah Planning Commission presents the following findings and recommendations to the Selah City Council:

Based upon a review of the information contained in the staff report, exhibits, testimony and other evidence presented as an open record public hearing held on December 19, 2023, the Planning Commission makes the following:

PURPOSE AND DESCRIPTION OF PROPOSED PLAN:

In 2019, the Washington State Legislature passed HB 1923, aimed at encouraging cities planning under the state GMA to take actions to increase residential building capacity. These actions include developing a housing action plan "...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market" (RCW 36.70A.600). The proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element, future work plans, and budgets. The proposed HAP identifies the following housing needs should be addressed in the City's Comprehensive Plan and future development regulations: Affordability, reduced cost of housing for low-income and cost burdened households; supply, increased inventory of housing for all household types, increase variety of housing sizes and types, increase in the stock of housing options needed for aging seniors, methods for maintaining the existing housing stock, increase household wealth by providing safe, stable options for rental housing and pathways to homeownership, and increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities.

FINDINGS OF FACT

1. The Planning Commission adopts the findings of fact from the staff report attached hereto as Exhibit "A", respectively;

2. The Planning Commission enters the following findings of fact based on the testimony provided and subsequent discussion during the public hearing documented in the Commission hearing minutes, attached hereto as Exhibit “B”, respectively;
3. The proposed HAP includes updated information which affects the Comprehensive Plan elements of Land Use, and Housing;
4. The proposed HAP is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP as documented in “Exhibit A”;
5. The proposed HAP recommends development regulation amendments to the city’s zoning ordinance which support: 1. Encouragement of diverse housing development within existing neighborhoods; 2. Creating and preserving affordable homes; 3. Creating homeownership opportunities for low- and moderate-income households; 4. Supporting housing options that meet the diverse needs of those struggling with homelessness; 5. Addressing the needs of those struggling with homelessness; and 6. Protecting against displacement and poor housing conditions. Updating the City’s Comprehensive Plan and development regulations to meet the above goals and objectives will meet the requirements of the Growth Management Act;
6. The proposed Housing Action Plan identifies 30 implementation tasks/actions that are divided into four categories which can help the City of Selah meet its future housing challenges documented in “Exhibit A”;
7. The proposed HAP underwent extensive public involvement from February to November 7, 2023 which is documented in the Public Involvement/HAP Development section of the staff report and City of Selah’s HAP webpage at: <https://selahwa.gov/planning/city-of-selah-housing-action-plan/>;
8. As required by the Growth Management Act, the HAP is consistent with Yakima Countywide Planning Policies;
9. The public use and interest will be served;
10. Environmental Review for the HAP was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on December 7, 2023, and no appeal was file.

11. Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the HAP through the public review and SEPA processes.

CONCLUSIONS

1. The proposed HAP, meet the requirements of the Growth Management Act.
2. The proposed HAP is consistent with and/or will be adopted as part of the City's Comprehensive Plan, and is consistent with the Growth Management Act and other requirements of State law.
3. The proposed HAP is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP.
4. The public use and interest will be served.
5. Environmental Review for the entire proposal was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on December 7, 2023.
6. Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the Sub Area Plan through the public review and SEPA processes.
7. Comments received during the public comment period and at the public hearing have been considered in the final recommendation.

MOTION

Based on the testimony and evidence presented during the public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft HAP dated December 19, 2023, be forwarded to the Selah City Council with a recommendation of approval.


Having made the above Findings of Fact and Conclusions, the Planning Commission hereby renders its

RECOMMENDATION TO THE CITY COUNCIL

The Planning Commission of the City of Selah, having received and considered all evidence and testimony presented at the public hearing and having received and reviewed the record herein, hereby recommends that the City Council APPROVE the City of Selah 2023 Housing Action Plan

and forwards it recommendation to the Selah City Council.

RECOMMENDED this 19th day of December 2023.

By: 
Lisa Smith, Chair, Selah Planning Commission