



SELAH CITY COUNCIL
Study Session Materials
November 14, 2023 Meeting



City of Selah Housing Action Plan
7 November 2023

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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

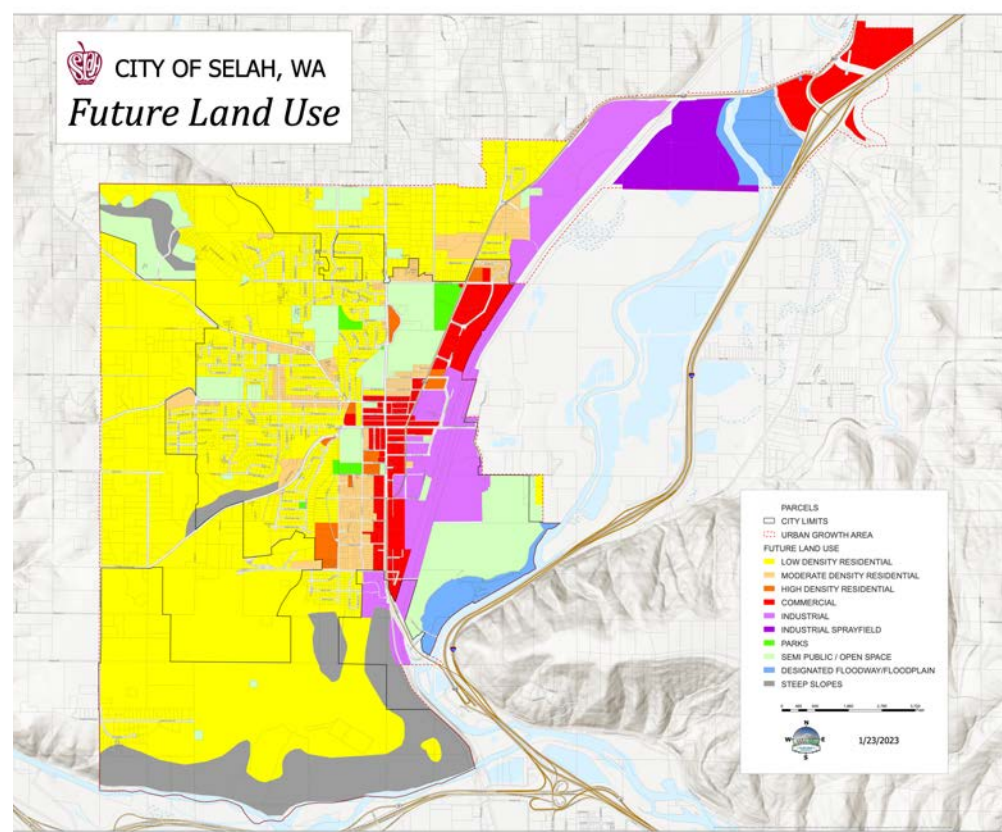
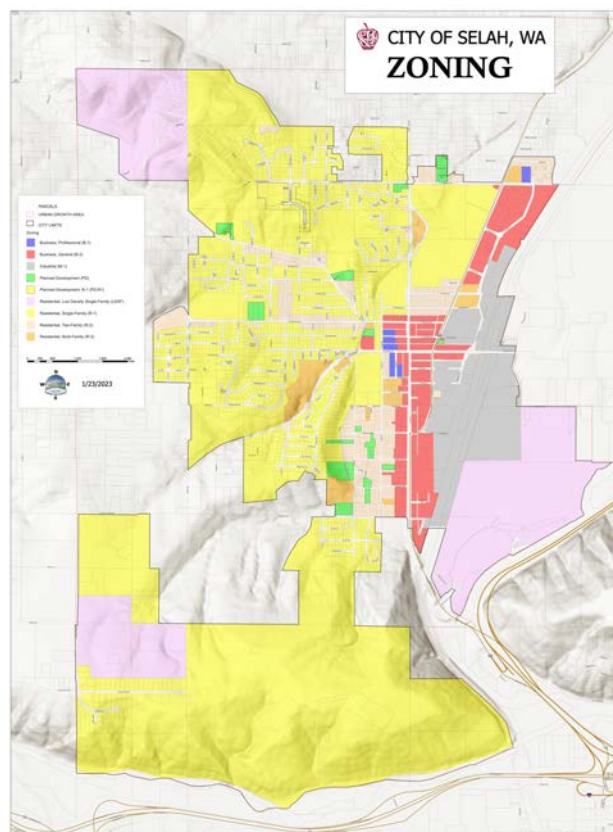
- **Selah's HAP implementation** involves completing 30 action tasks including 18 tasks to meet House Bill mandates, 4 tasks to provide financial housing assistance, 3 tasks to initiate housing projects, 2 tasks to reduce housing costs, and 3 tasks to approve local city financing options authorized by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

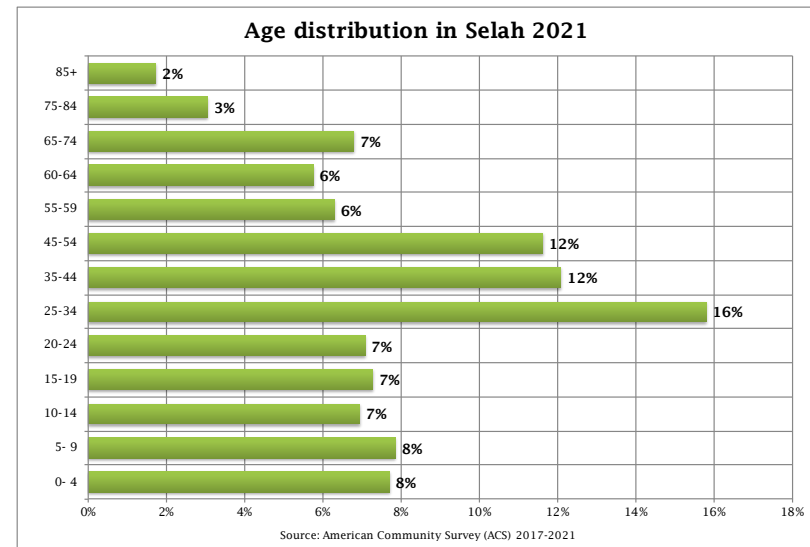
Selah's population - increased from 767 persons in 1930, the decade the city was incorporated, to 8,153 persons by the year 2020 with the lowest annual average growth rate between 2010-2020 of 1.3% and the highest most recent average annual growth rate between 1940-1950 of 8.2%.

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

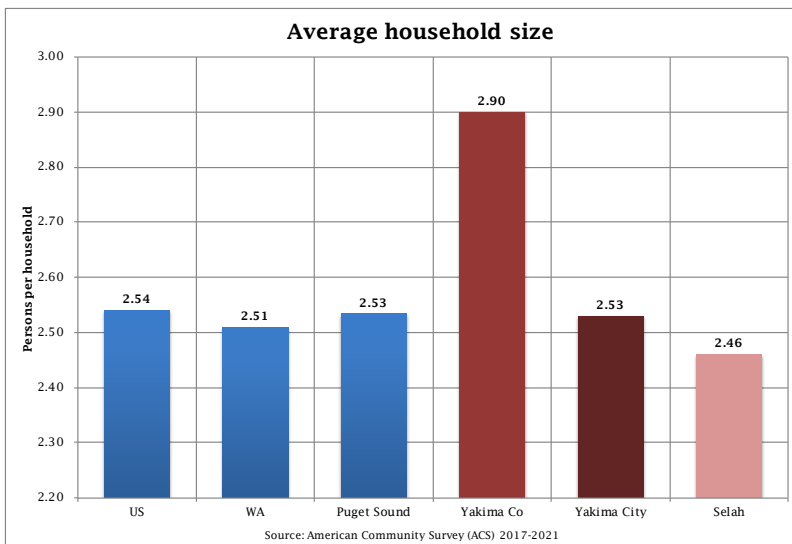
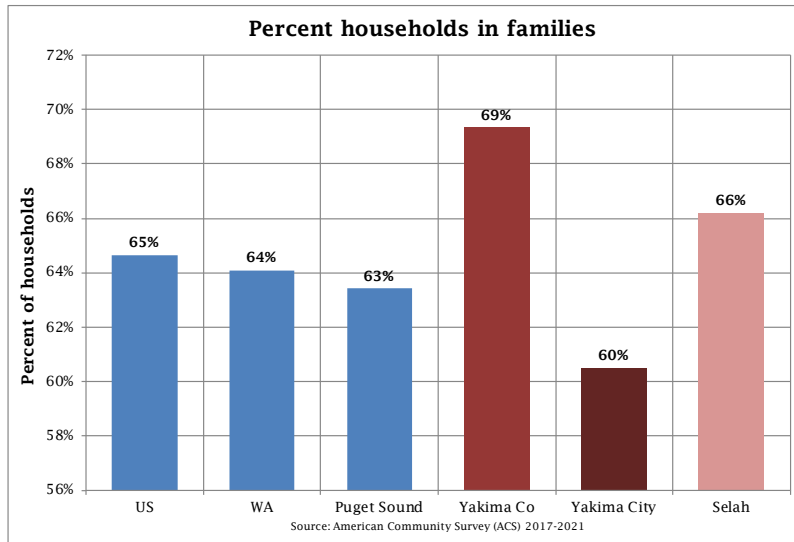
due to the area's moderate climate, employment opportunities, recreational amenities, and other attractions for these age and household groups.



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

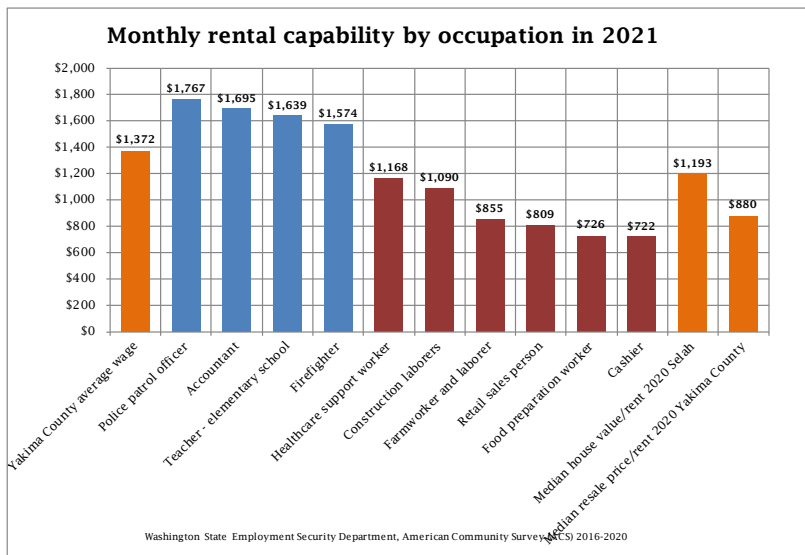
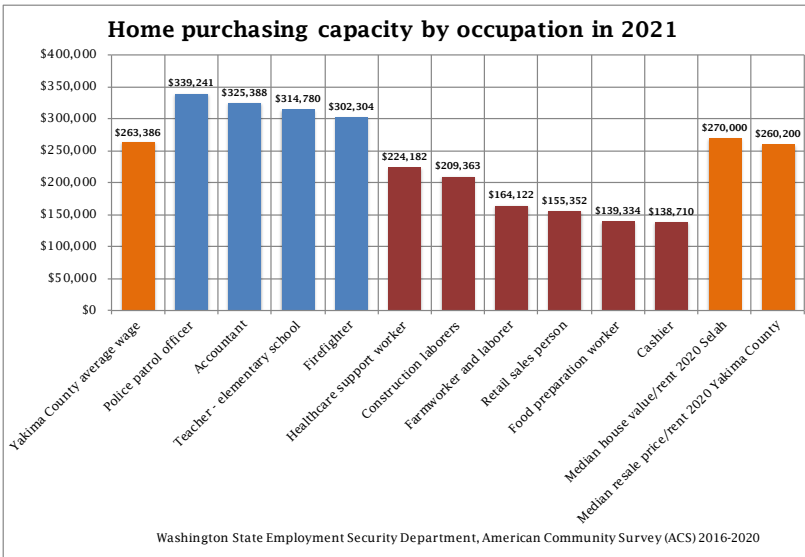
Development capacity - while Selah's incorporated area has significant vacant land (1,097.1 gross acres) the amount that is suitable for development less unsuitable due to railroad or other public ownership or undersized and adjusted for already the fixed capacity of platted lots, critical areas, roads,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

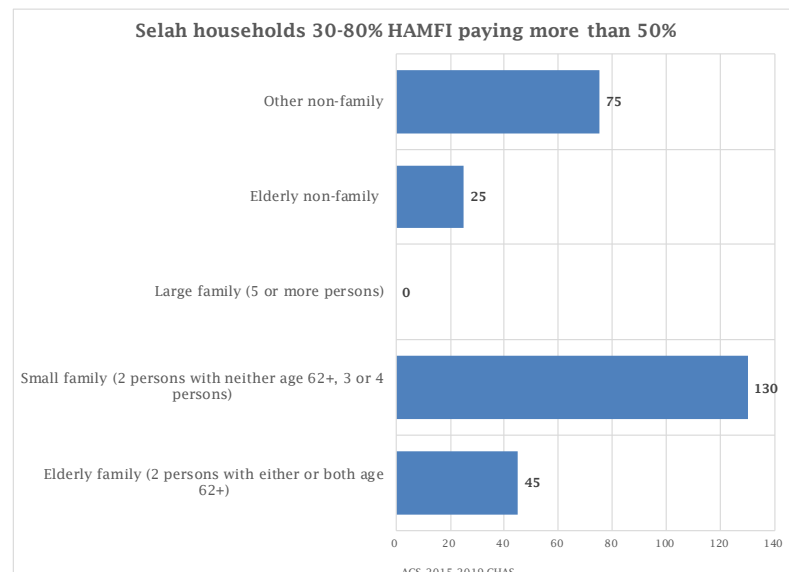
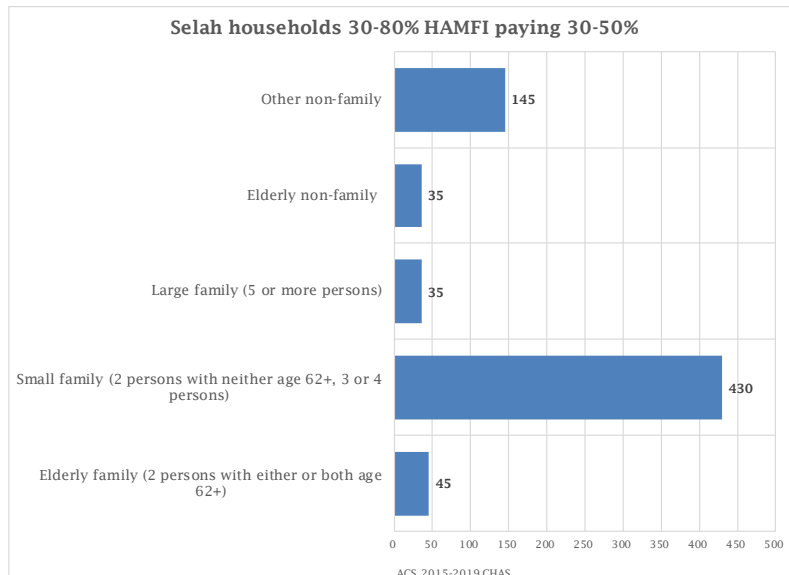
C. Housing supply

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.

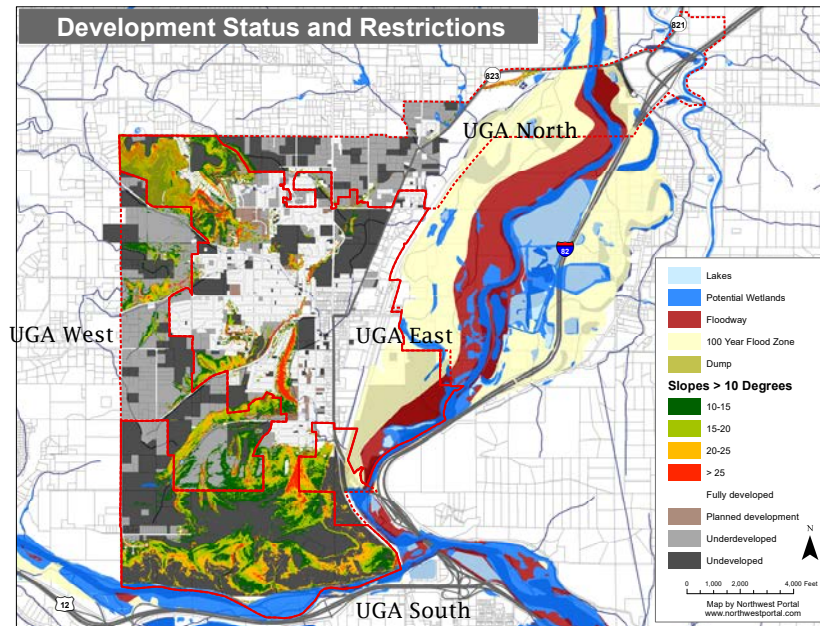
Selah households that are the most housing stressed - paying 30-50% and 50% or more for housing, are predominantly small family and other non-family nonelderly households.

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.

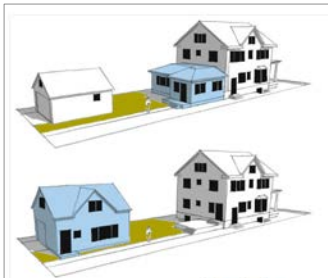
UGA	East	North	South	West	Total
Gross acres	115.5	977.9	0.0	719.8	1,813.2
Vacant acres	56.7	440.7	0.0	24.0	521.4
Less unbuildable	-14.4	-117.5	-0.0	-24.0	-155.9
Less adjustments	-0.0	-0.0	-0.0	-0.0	-0.0
Net available	42.3	323.2	0.0	0.0	365.5

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:

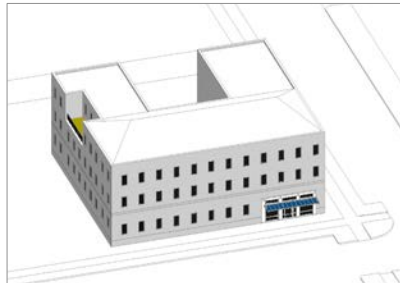
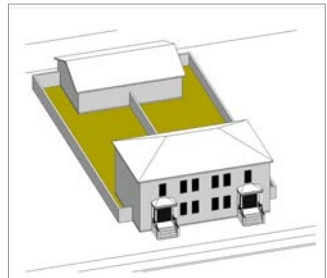
- Develop regulations to allow Accessory Dwelling Units (ADUs).
- Allow cottage, bungalow court, courtyard building types in R-2, R-3, PD zoning districts and subdivision regulations.
- Allow transitional or permanent supportive housing and emergency shelters and housing in B-1 and B-2.
- Reduce minimum 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



Courtyard Building

Duplex



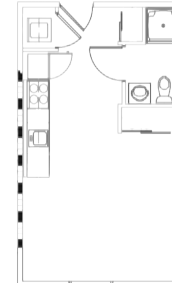
Multiplex

Cottage



Live-Work

Townhouse



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%).

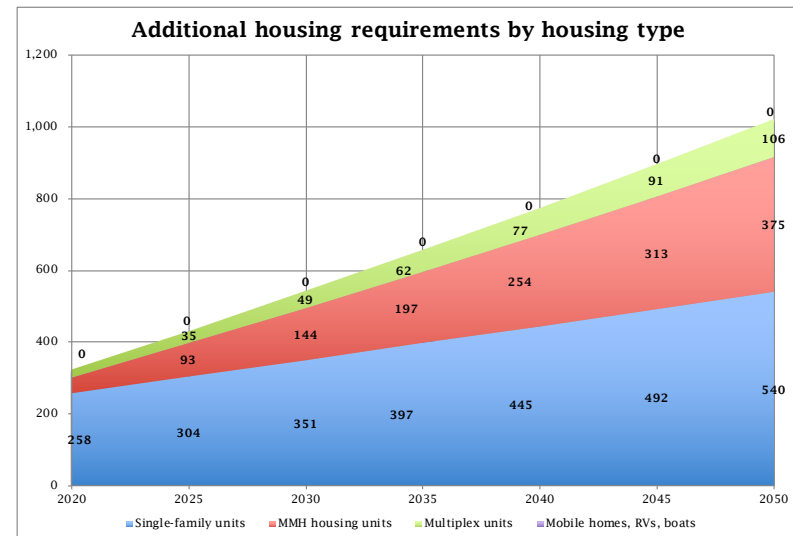
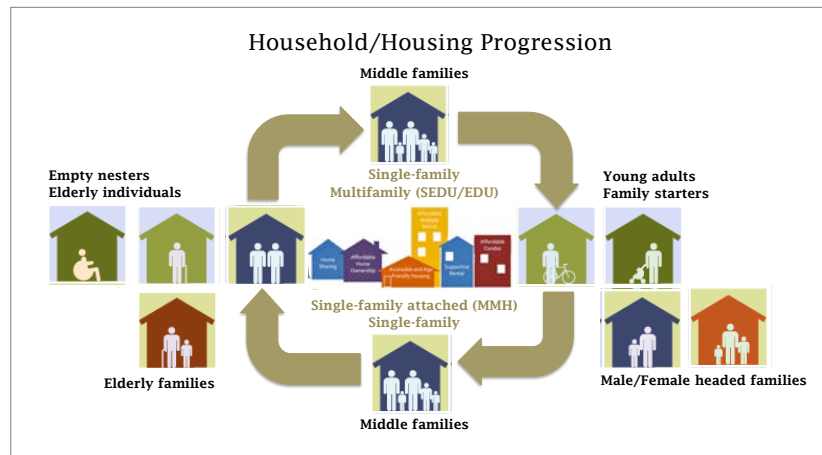
The online resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed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

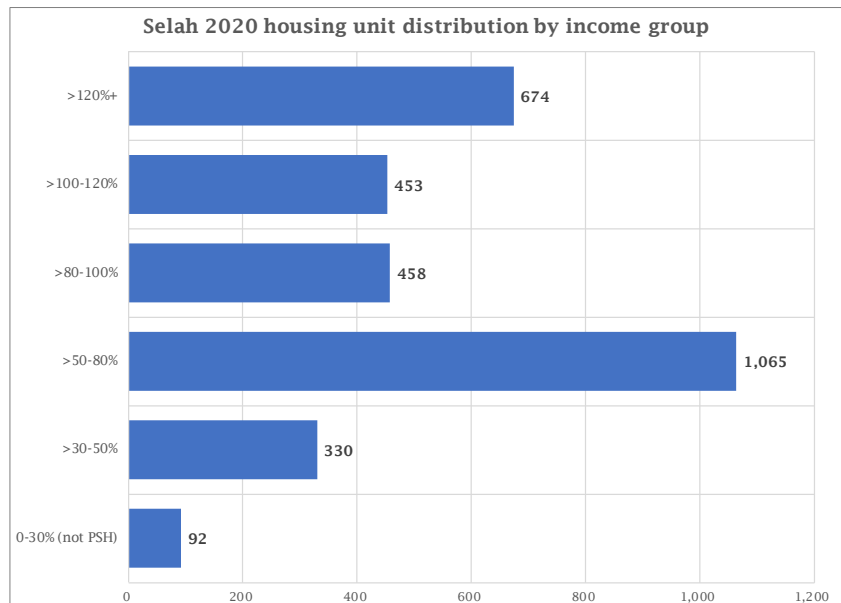
In 2021, the Washington Legislature changed the way

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.

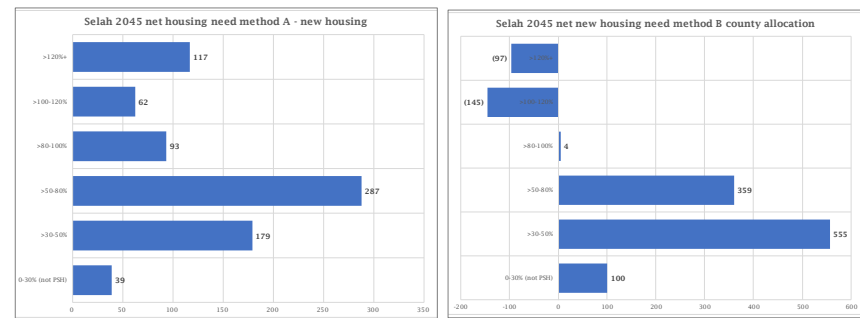
Or Method B - Fair share allocation

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.

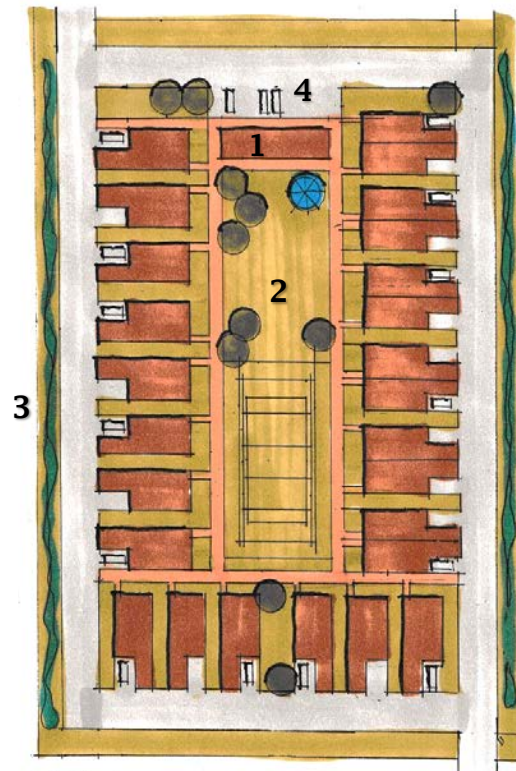


H. Prototype cost analysis

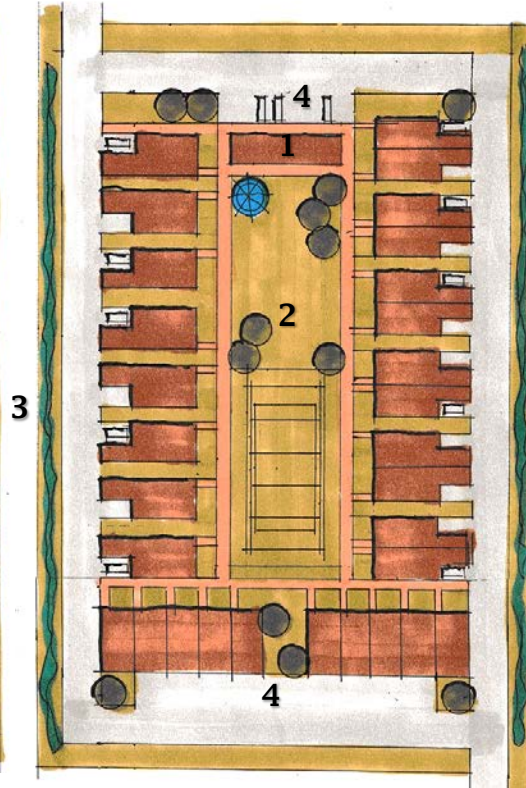
An analysis of possible MMH adaptations with which to meet Selah's housing requirements, particularly for smaller families and young and elderly households, was completed as part of implementation strategies – see Appendix I.

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

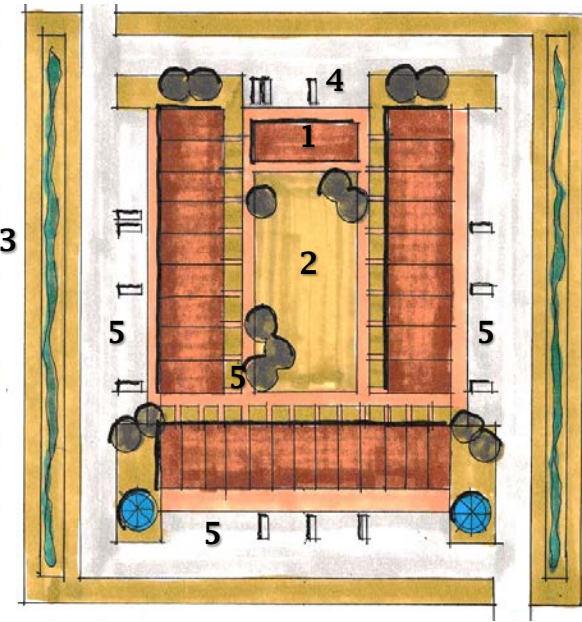


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



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):

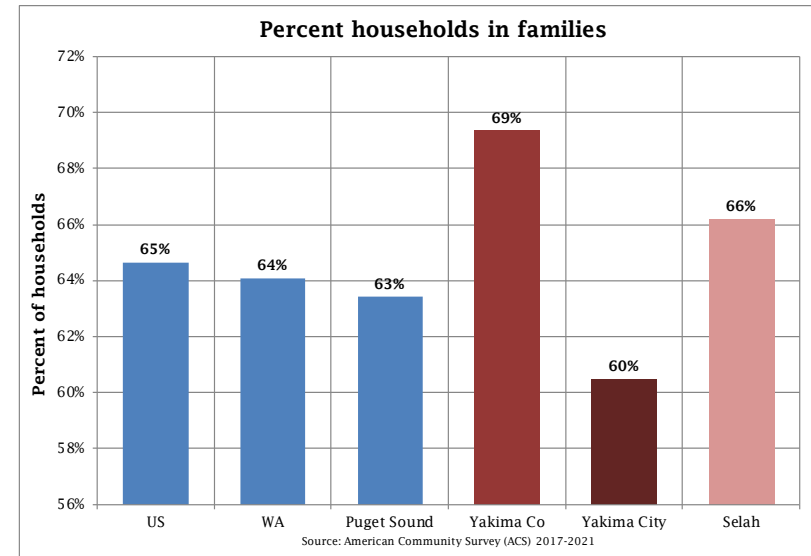
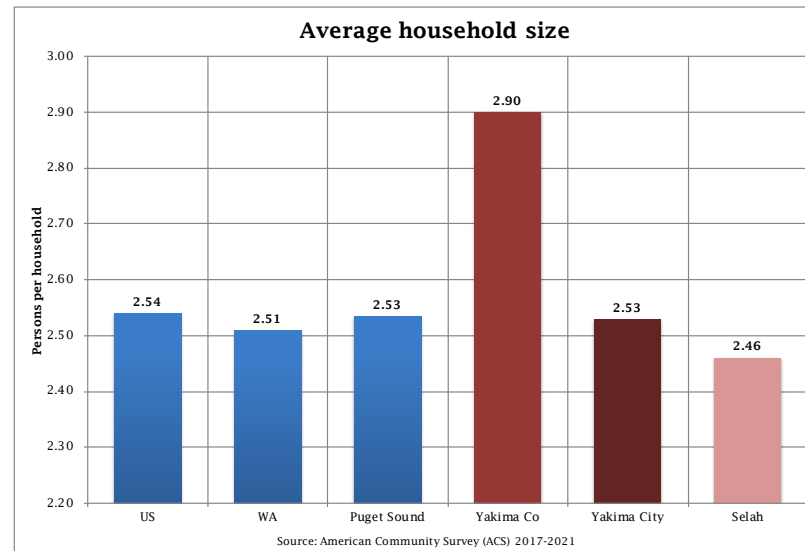
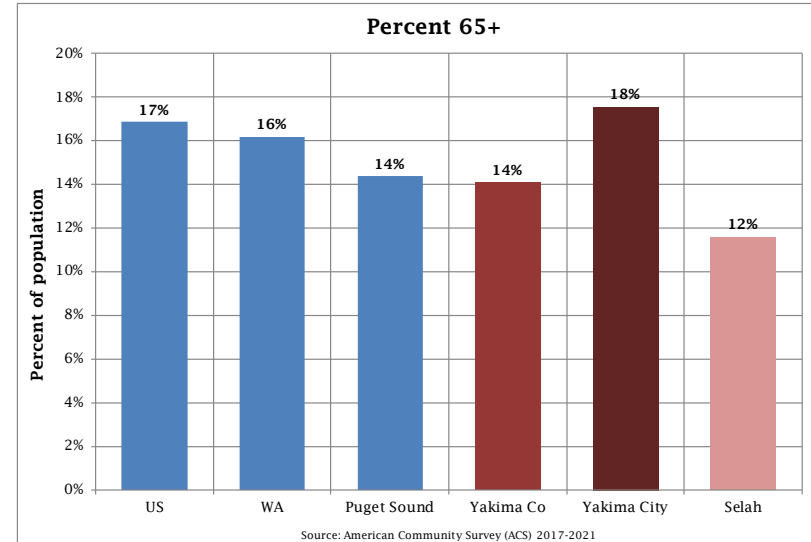
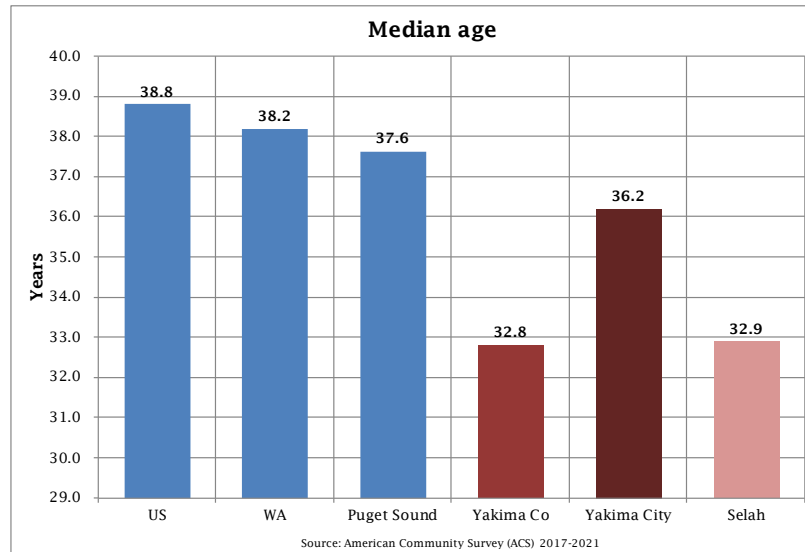
- **Development regulations** - 18 tasks to incorporate applicable requirements from recently enacted Legislature House Bills 1220 to update housing elements in comprehensive plans, HB 1110 to authorize middle housing, HB 1337 to authorize Accessory Dwelling Units (ADUs), and HB 1293 to streamline development 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.

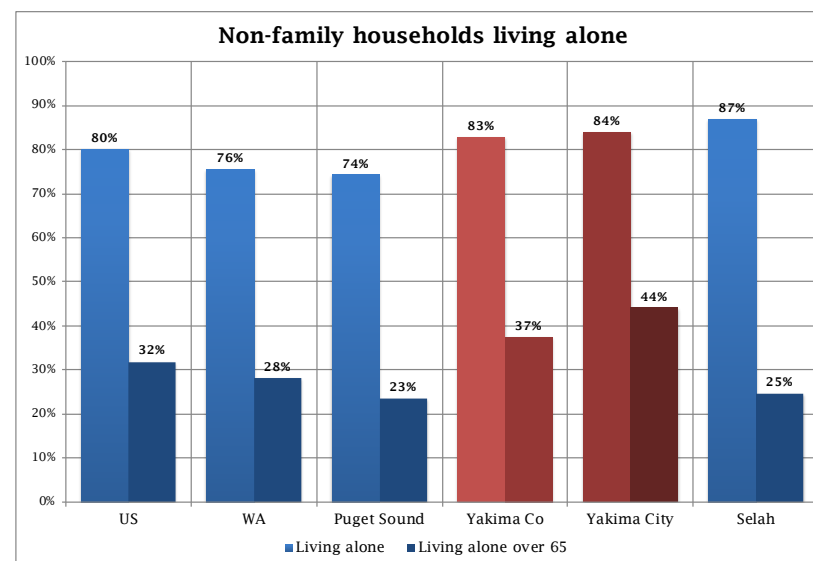
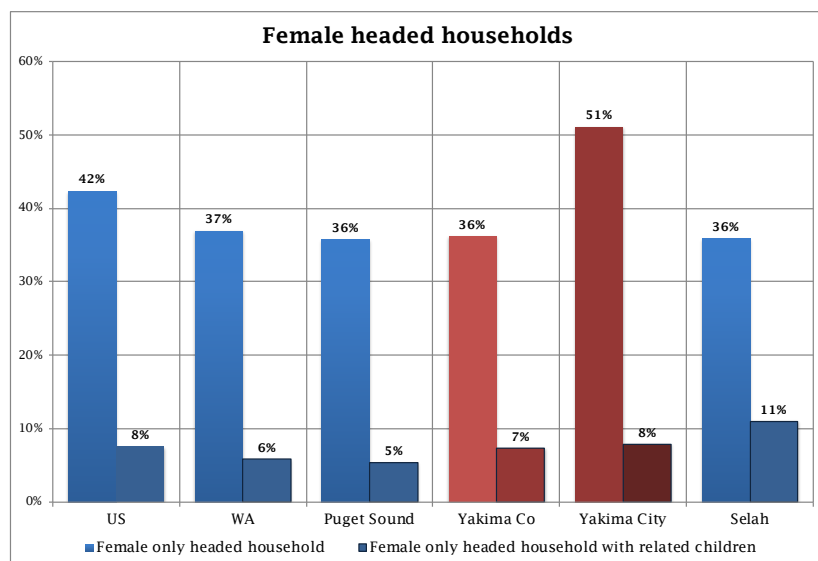
Selah Housing Action Plan (HAP) implementation tasks

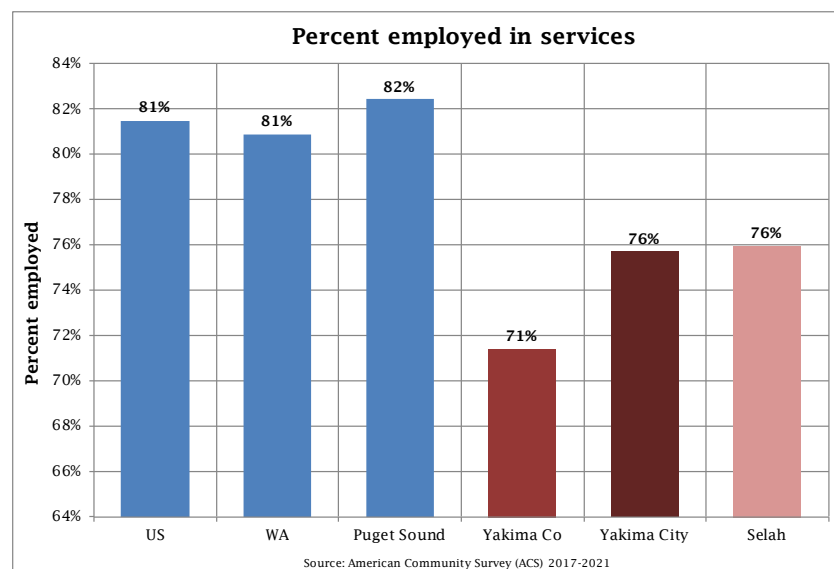
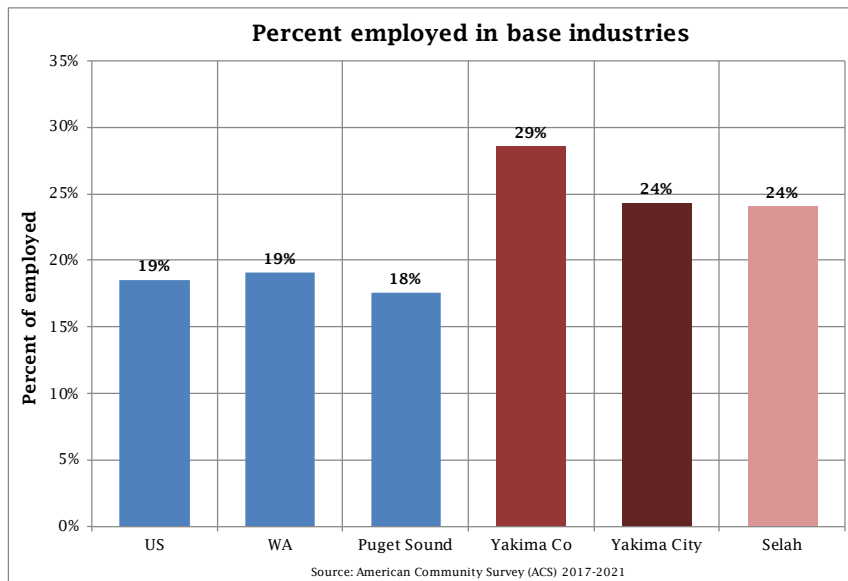
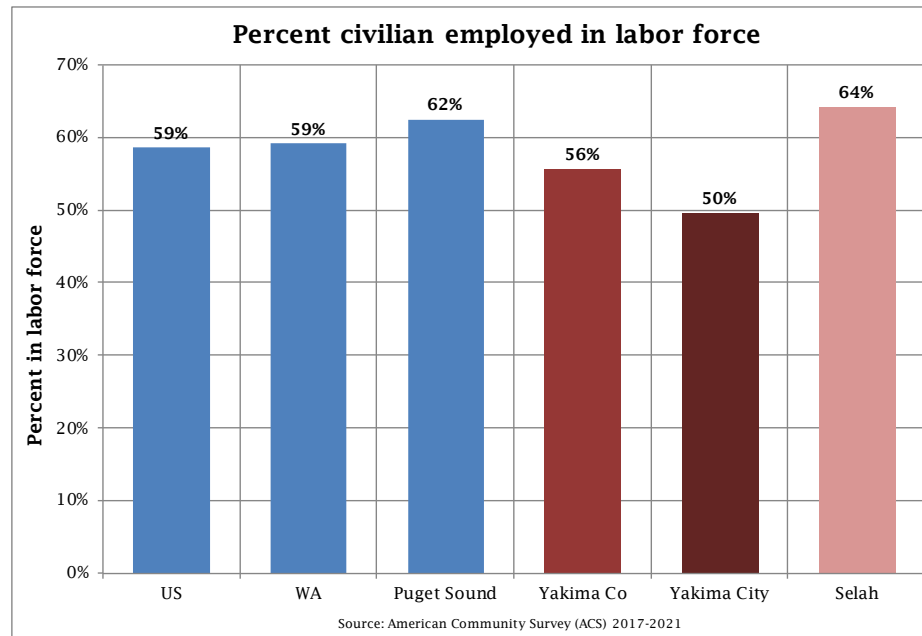
Action		Participants	Performance
HB 1220 Comprehensive Plan Housing Element requirements			
1	Identify land capacity and housing types that meet Method A objectives for 380 additional housing units by 2045 for the extremely low-income (0-30% of AMI), very low-income (>30-50% of AMI), and low-income (>50-80% 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

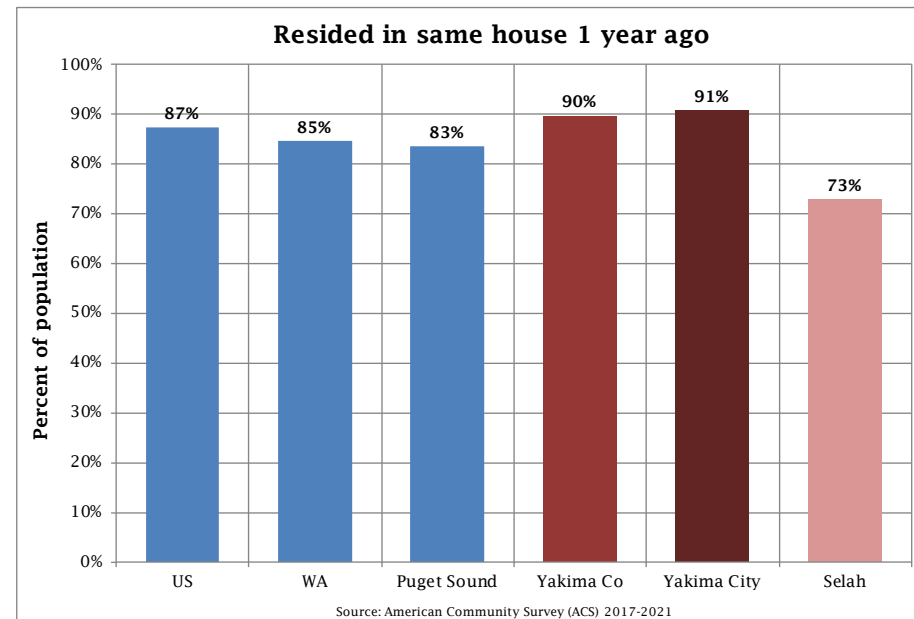
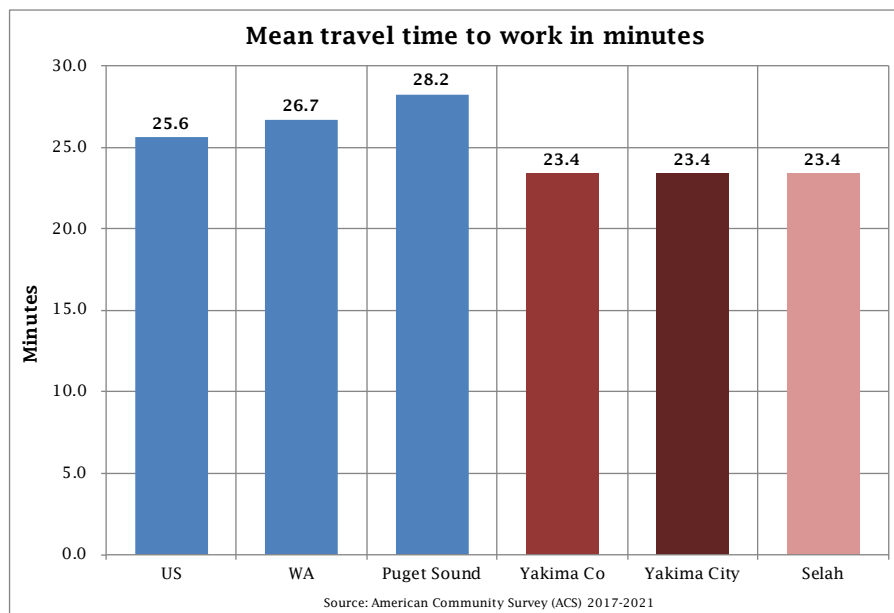
	are affordable for low-income and moderate-income households.		
17	Design guidelines must include one or more ascertainable standard or criterion by which an applicant can determine whether a given building design is permissible.	City Planner/Council	Guidelines revised
18	Design guidelines may not reduce 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

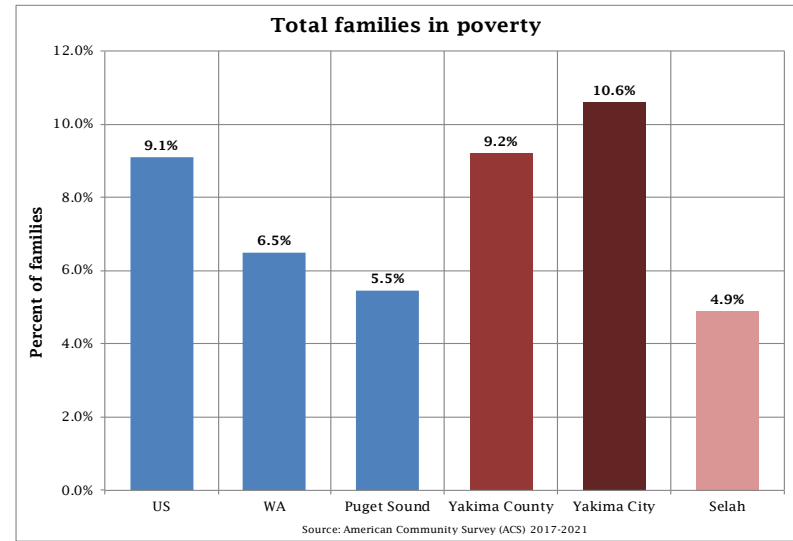
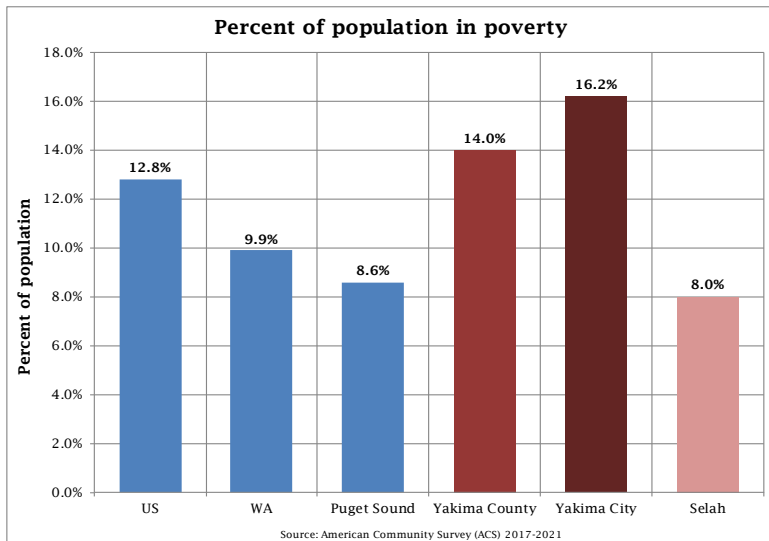
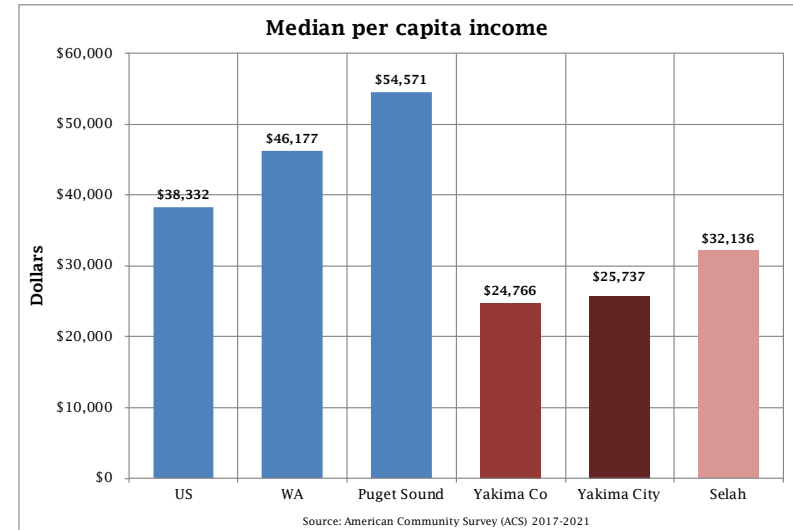
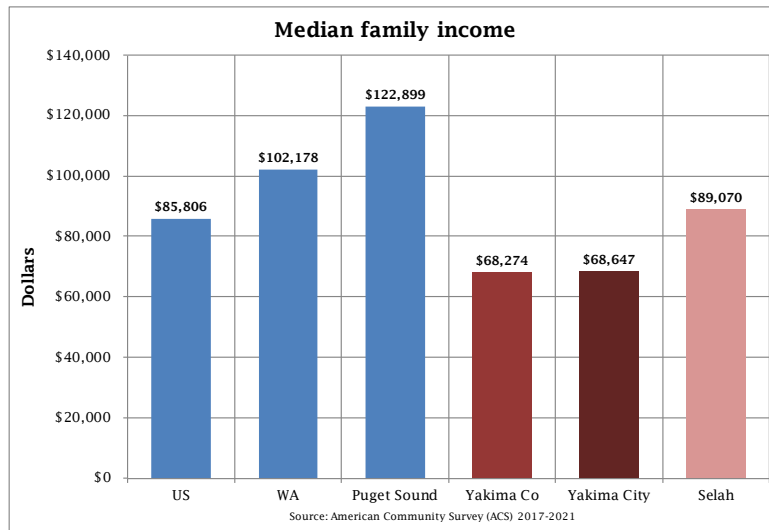
Appendix A: Demographics

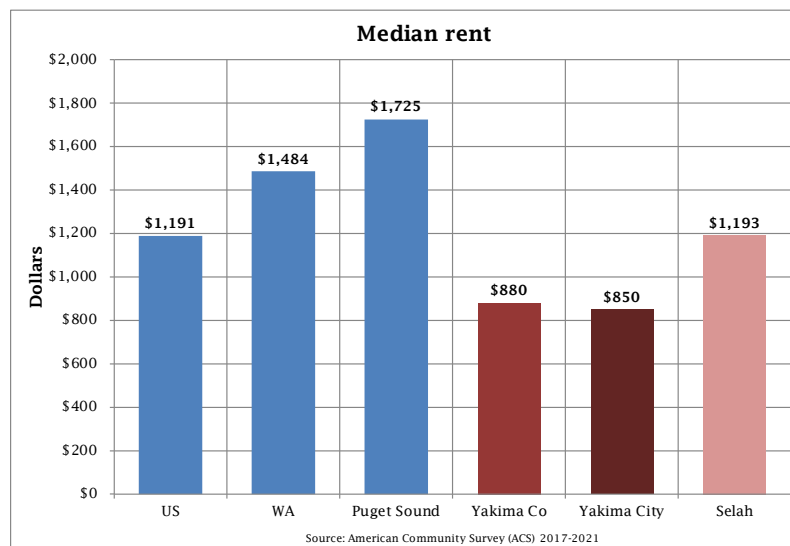
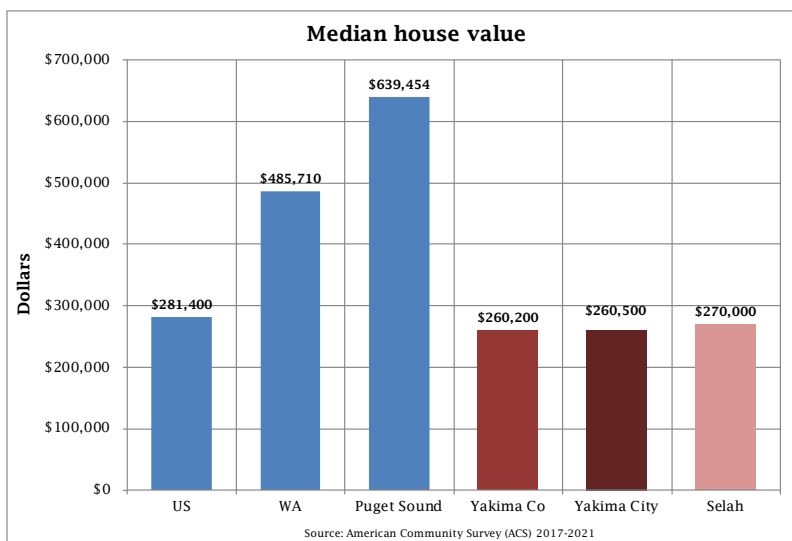
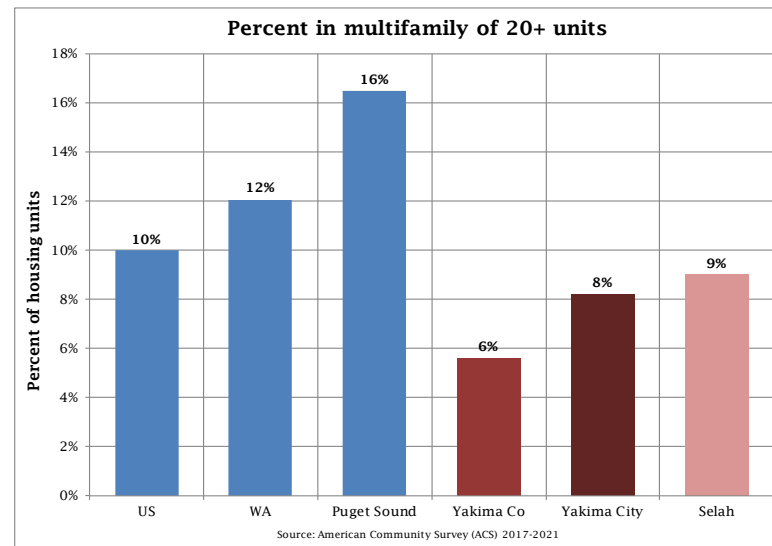
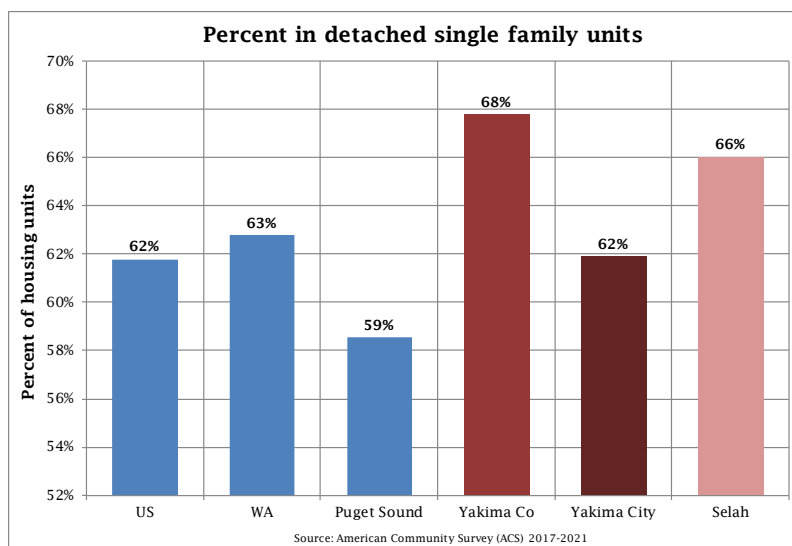


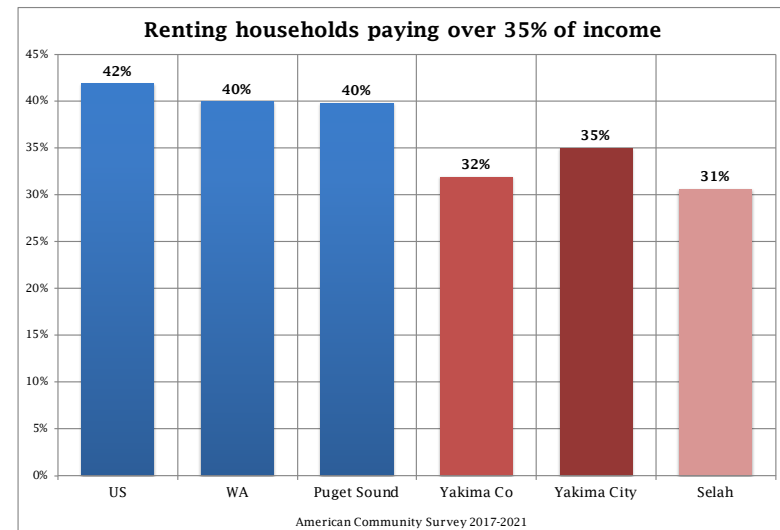
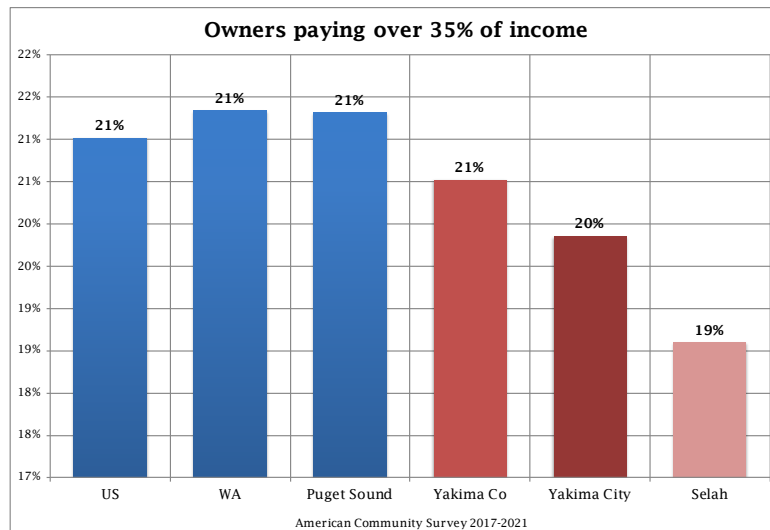
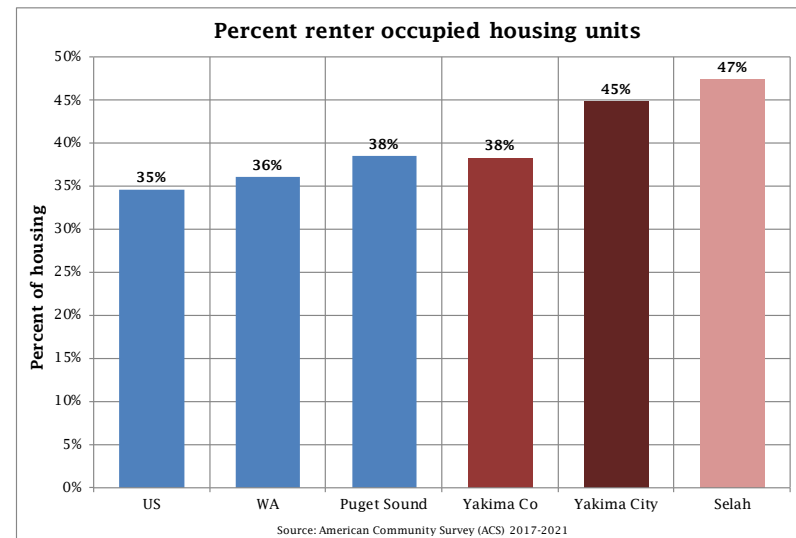
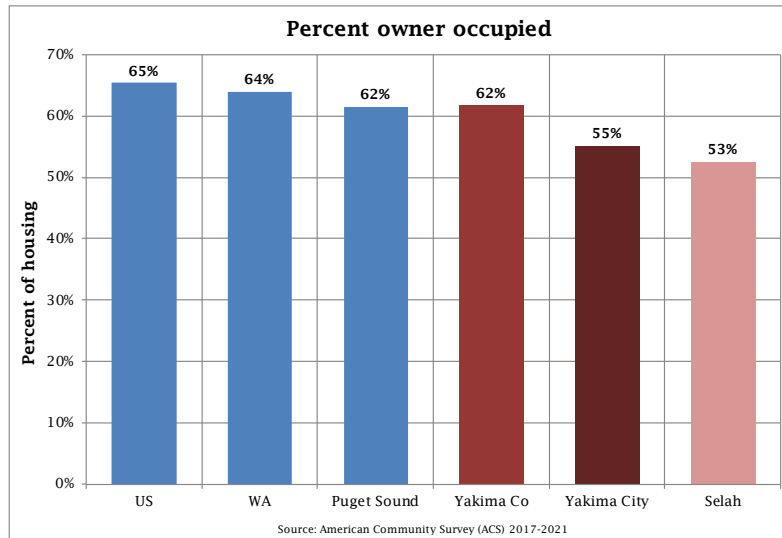


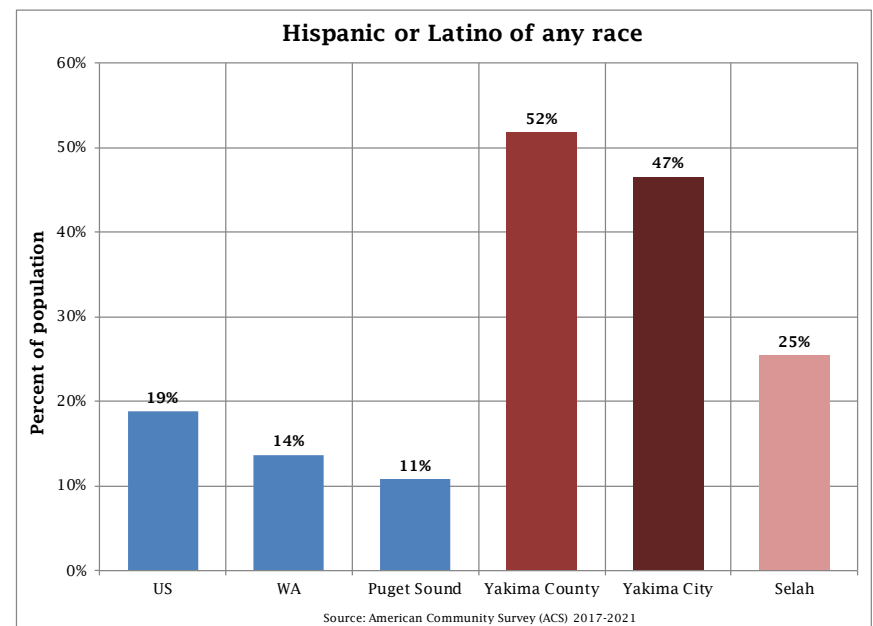
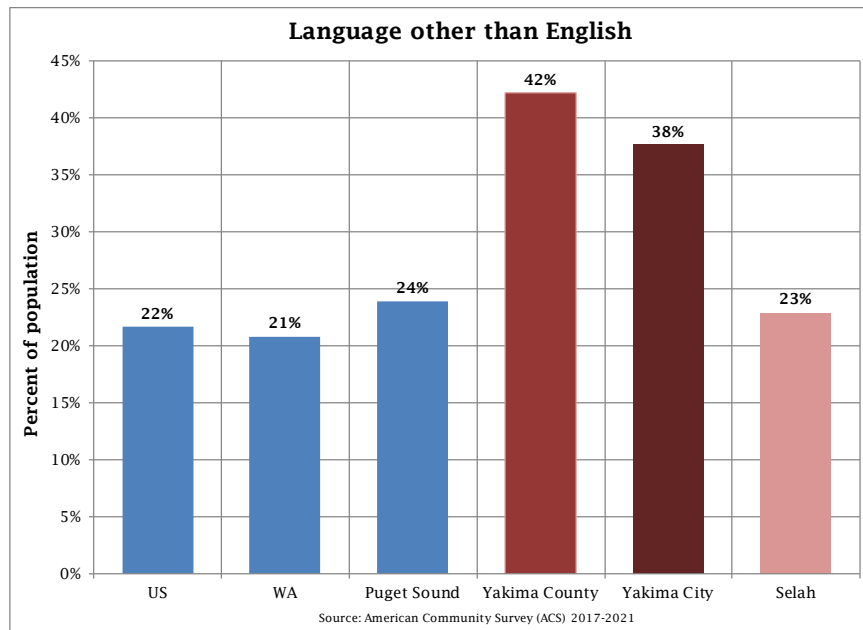




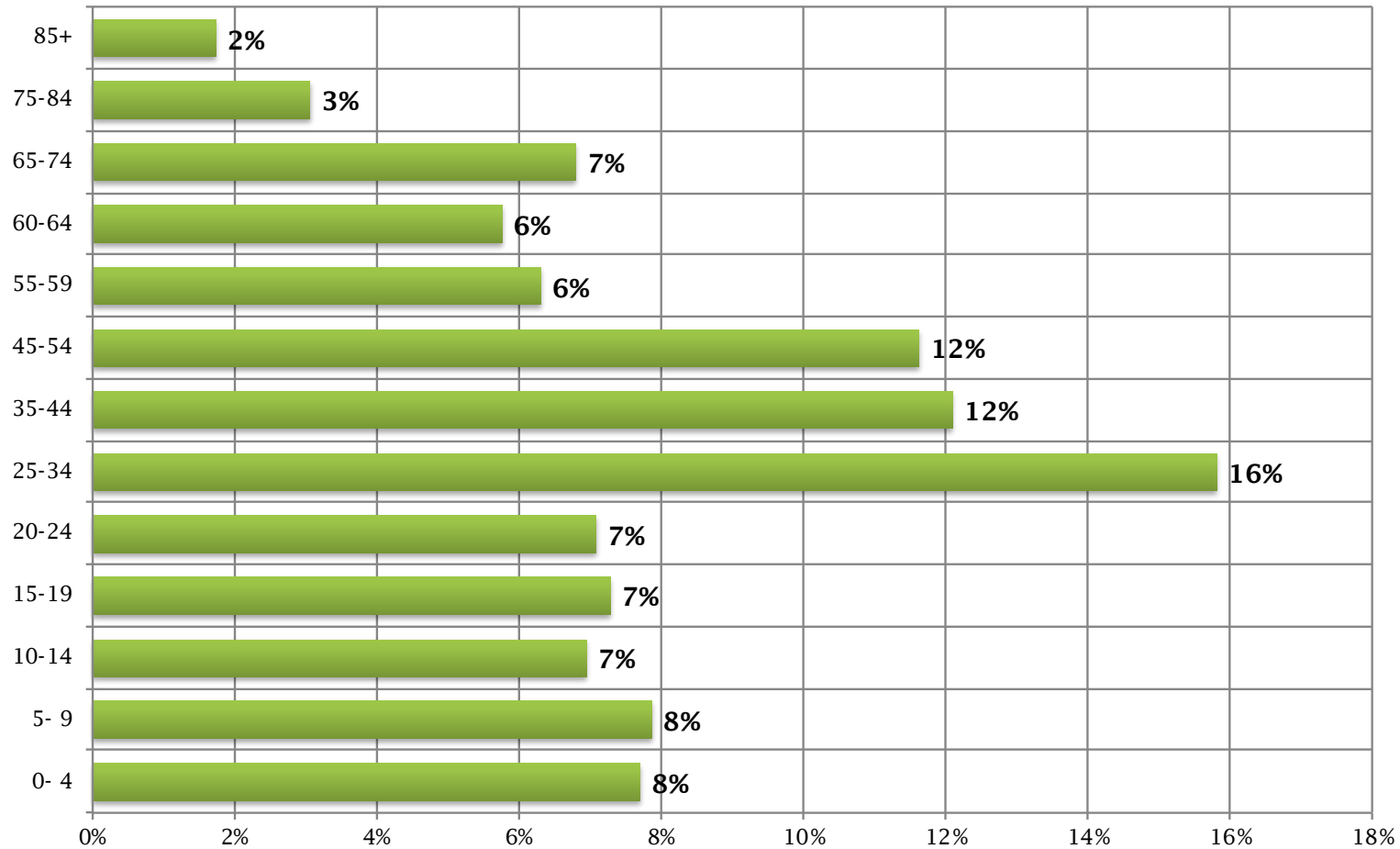








Age distribution in Selah 2021



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(owners and renters combined)	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(owners and renters combined)	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%

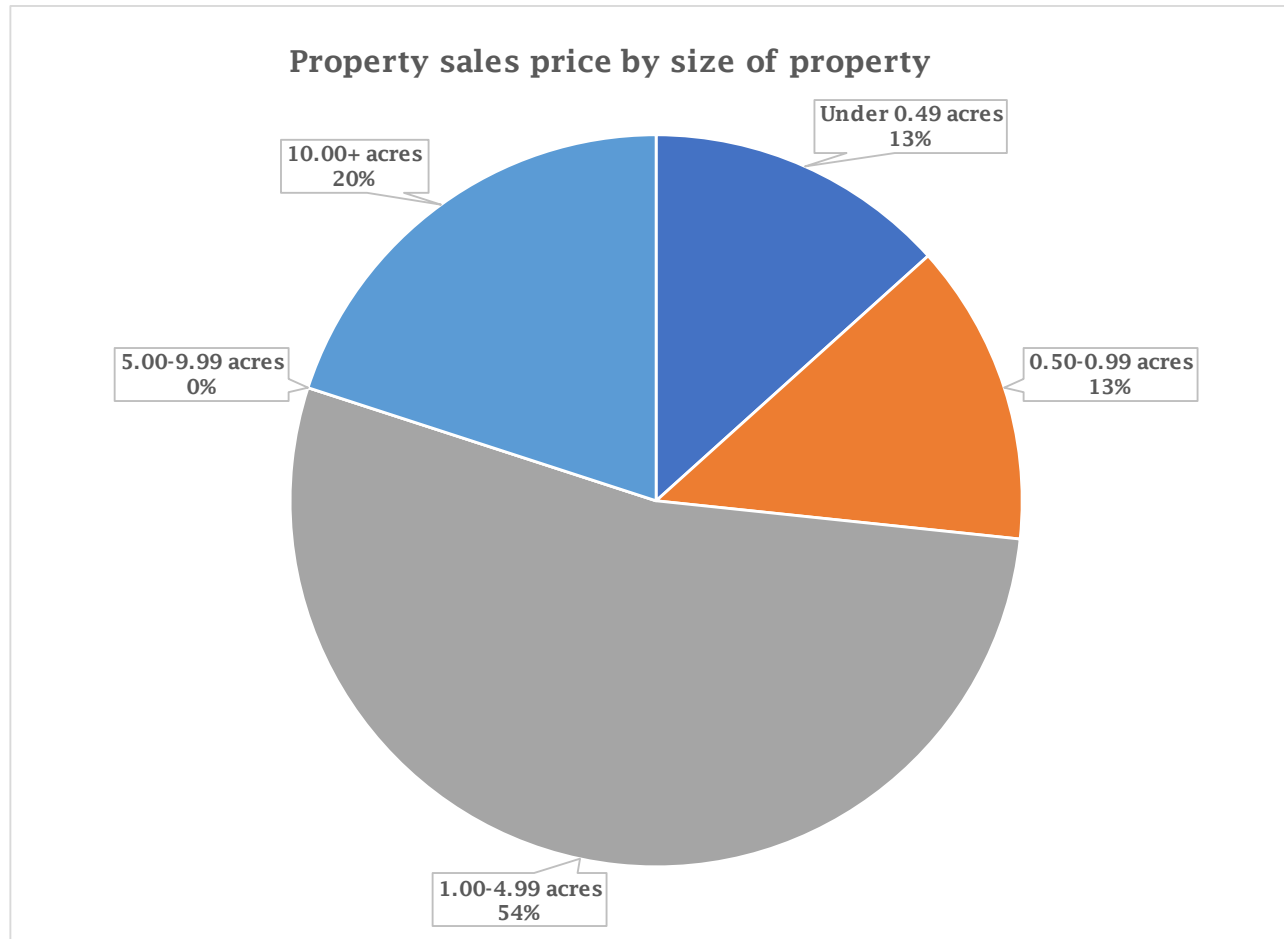
Comparative social statistics - race and language

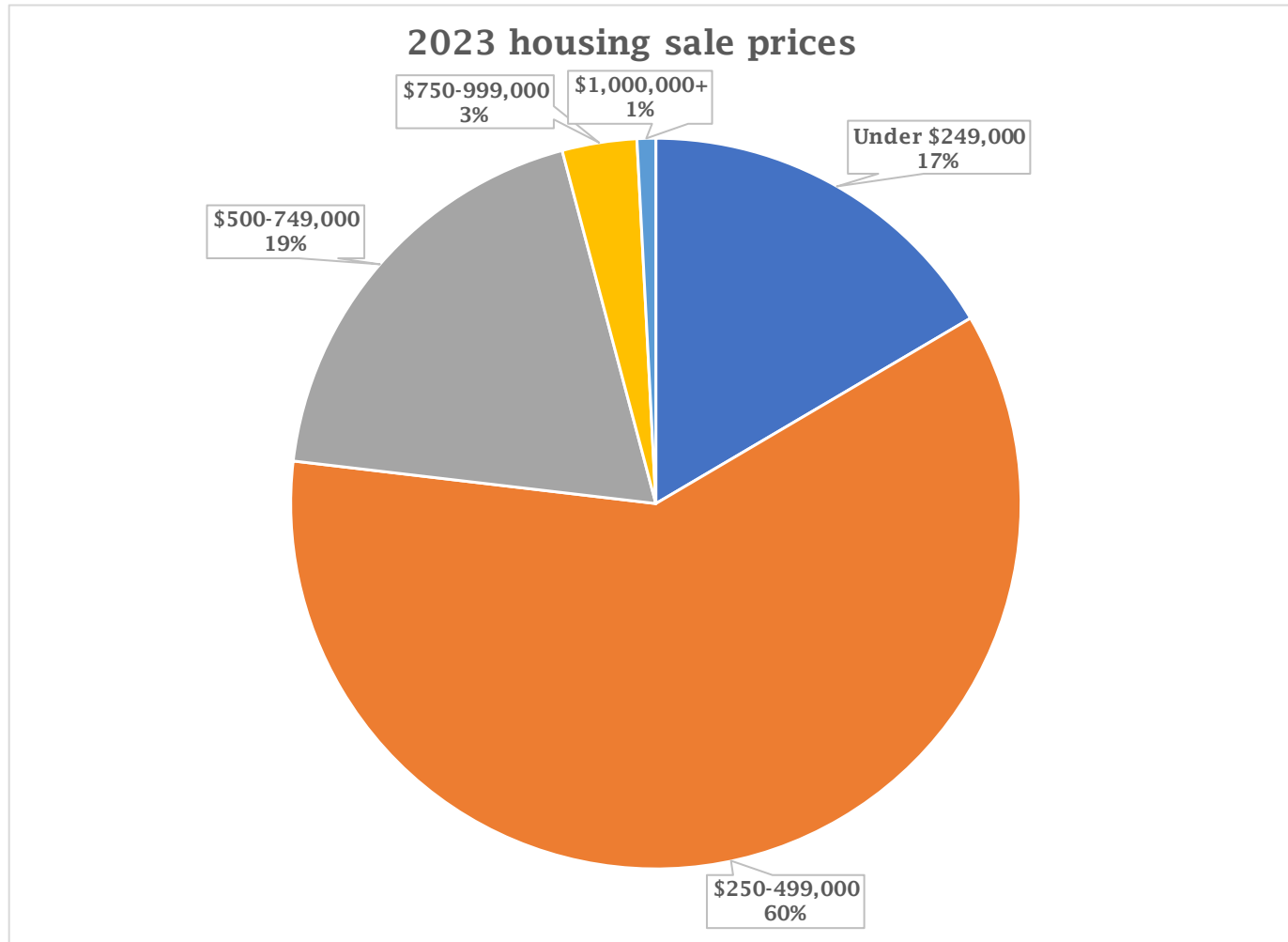
	US	WA	Puget Sound	Yakima Co	Yakima City	Selah
Total population	331,893,745	7,738,692	4,285,867	256,035	96,565	8,081
One race	290,007,306	6,782,025	3,767,843	184,344	73,934	7,268
Two or more races	41,886,439	956,667	518,024	71,691	22,631	813
Race alone or in combination with one or more other races						
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

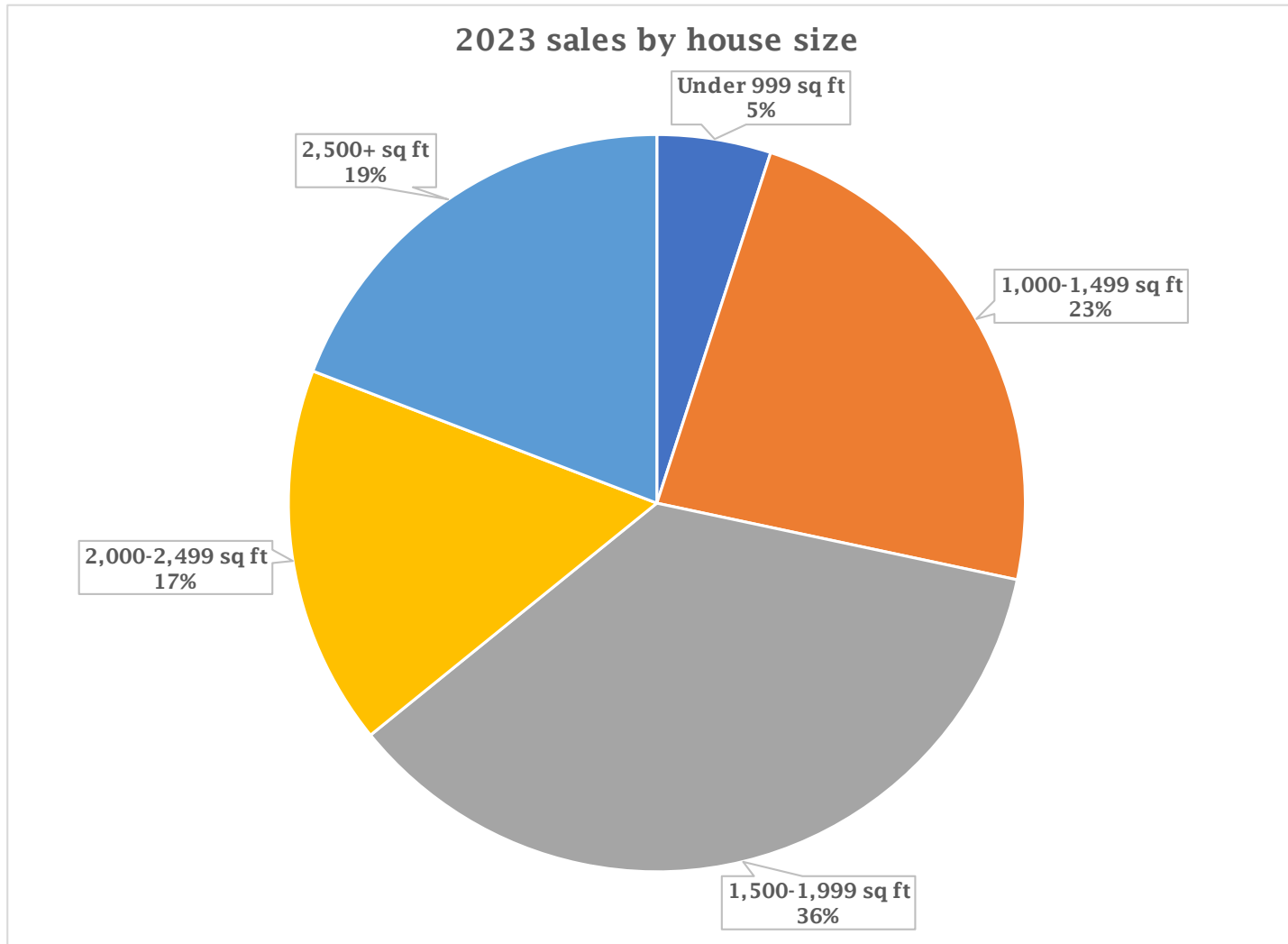
Comparative social statistics - race and language

	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

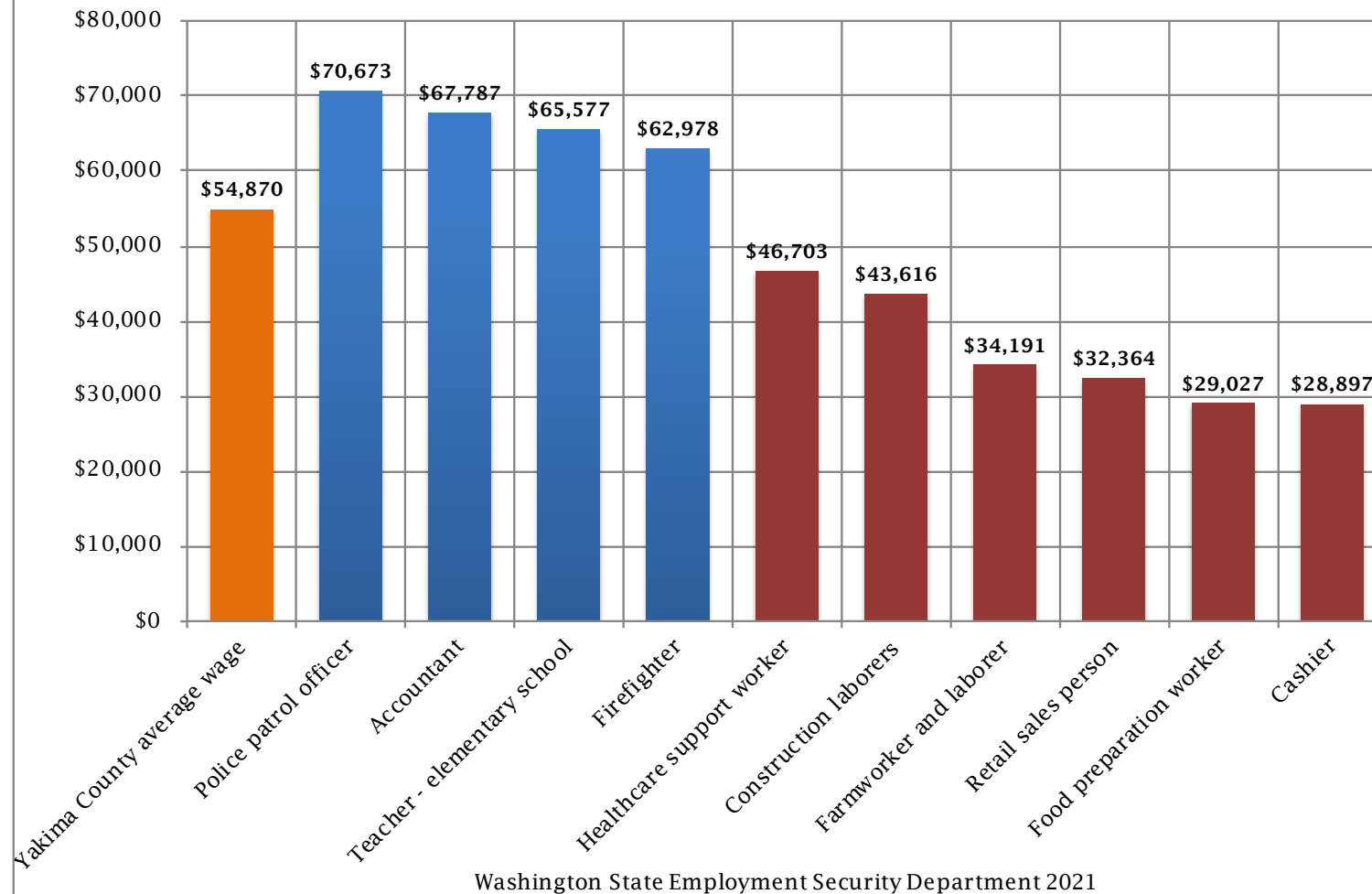
8-May	1305 Heritage Hills Pl	3,600	\$798,250
8-May	1100 Selah Loop Rd	5,424	\$300,100
9-May	220 Twin Peaks Rd	3,740	\$900,000
12-May	2100 Selah Loop Rd	1,056	\$215,000
12-May	200 Anna Ln	1,782	\$349,900
12-May	190 Wenas View Dr	1,872	\$444,000
12-May	505 Viewcrest Pl	2,234	\$379,000
13-May	90 Spring 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 10	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

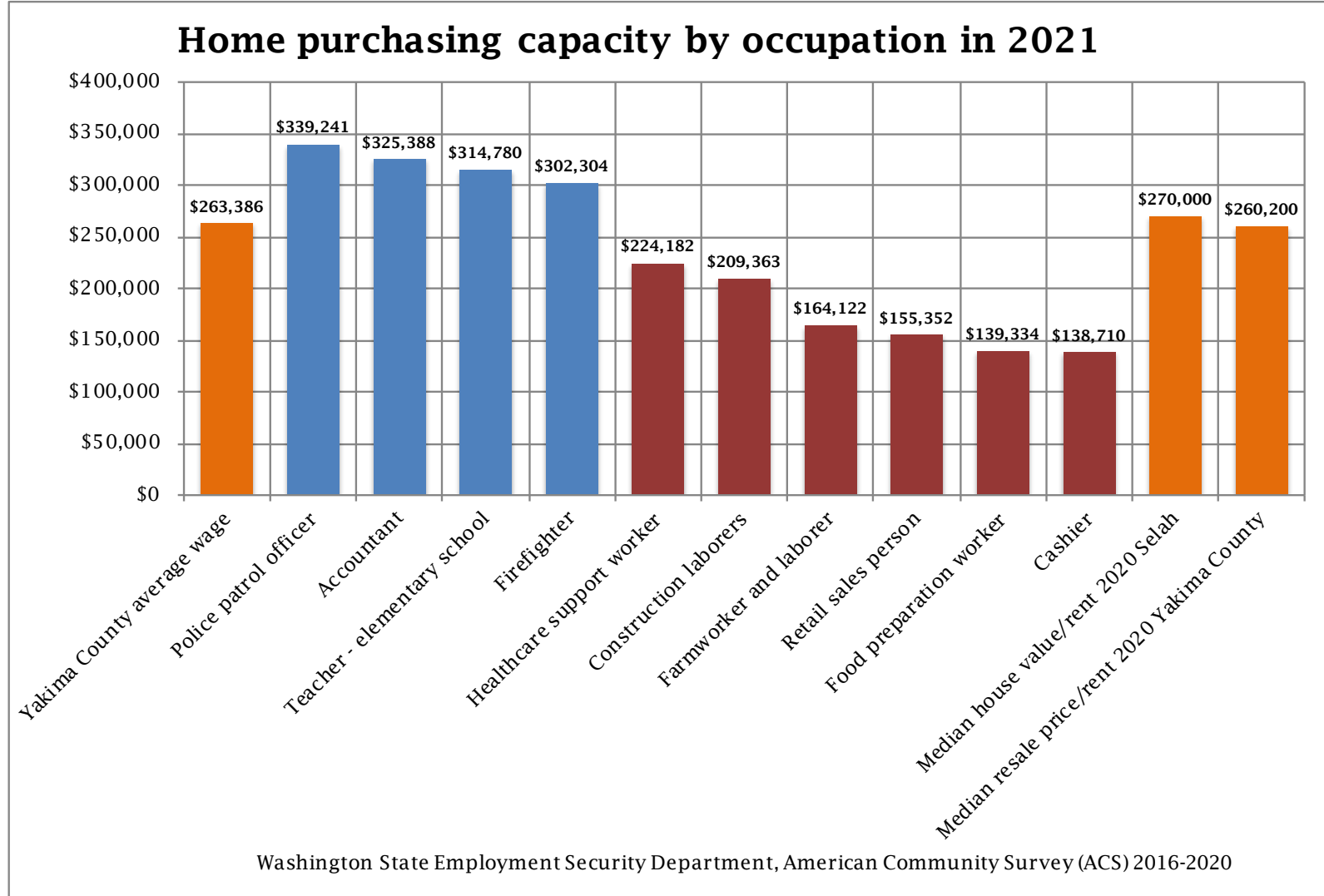
21-Jul	411 Lancaster Rd	1,629	\$465,000
24-Jul	12600 Freimuth Rd	1,814	\$302,000
28-Jul	1060 N Wenas Rd Unit 44	784	\$59,995
21-Aug	1604 W Orchard Ave	1,580	\$385,000
21-Aug	1403 Heritage Hills Ct	2,414	\$595,000
22-Aug	703 Daugherty Pl	1,296	\$211,000
22-Aug	1406 W Sherry Ave	2,151	\$421,500
22-Aug	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

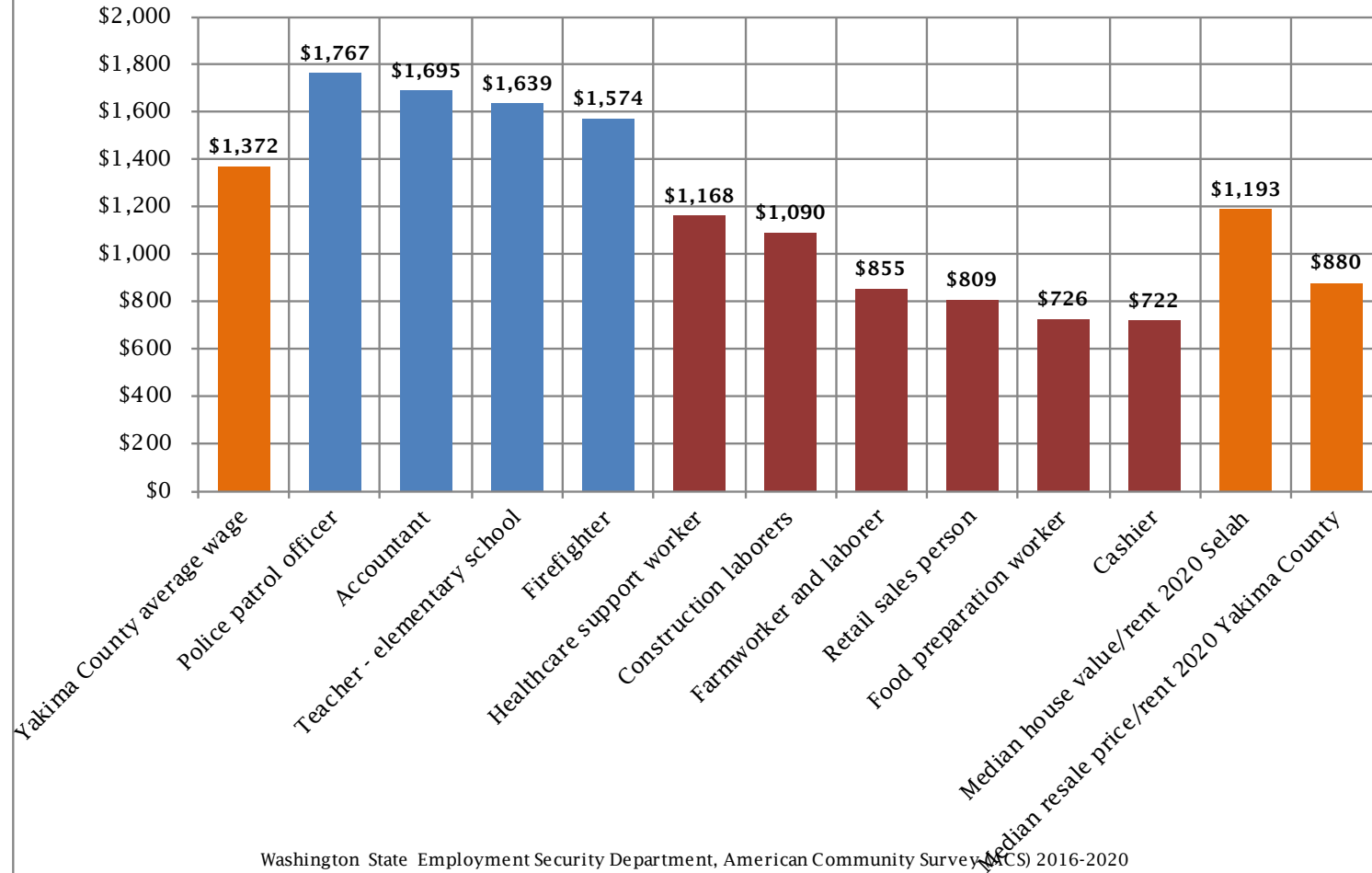
Under \$249,000	17%	20
\$250-499,000	60%	73
\$500-749,000	19%	23
\$750-999,000	3%	4
\$1,000,000+	1%	1
Total	100%	121
Under 999 sq ft	5%	6
1,000-1,499 sq ft	23%	28
1,500-1,999 sq ft	36%	43
2,000-2,499 sq ft	17%	20
2,500+ sq ft	19%	23
Total	100%	120

Average wage of critical occupations in 2020





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

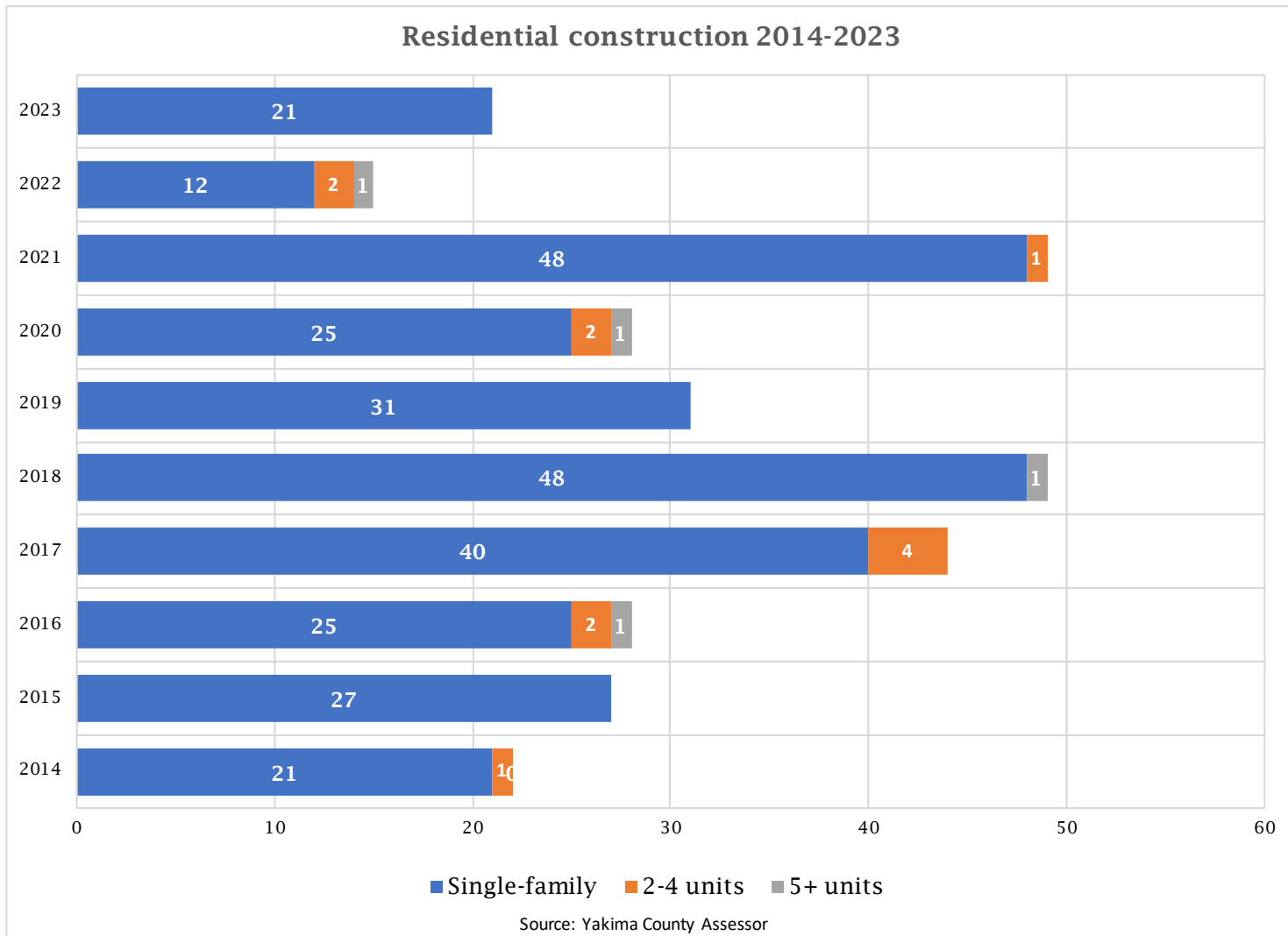
ESD - using US PCE Deflator for all industries

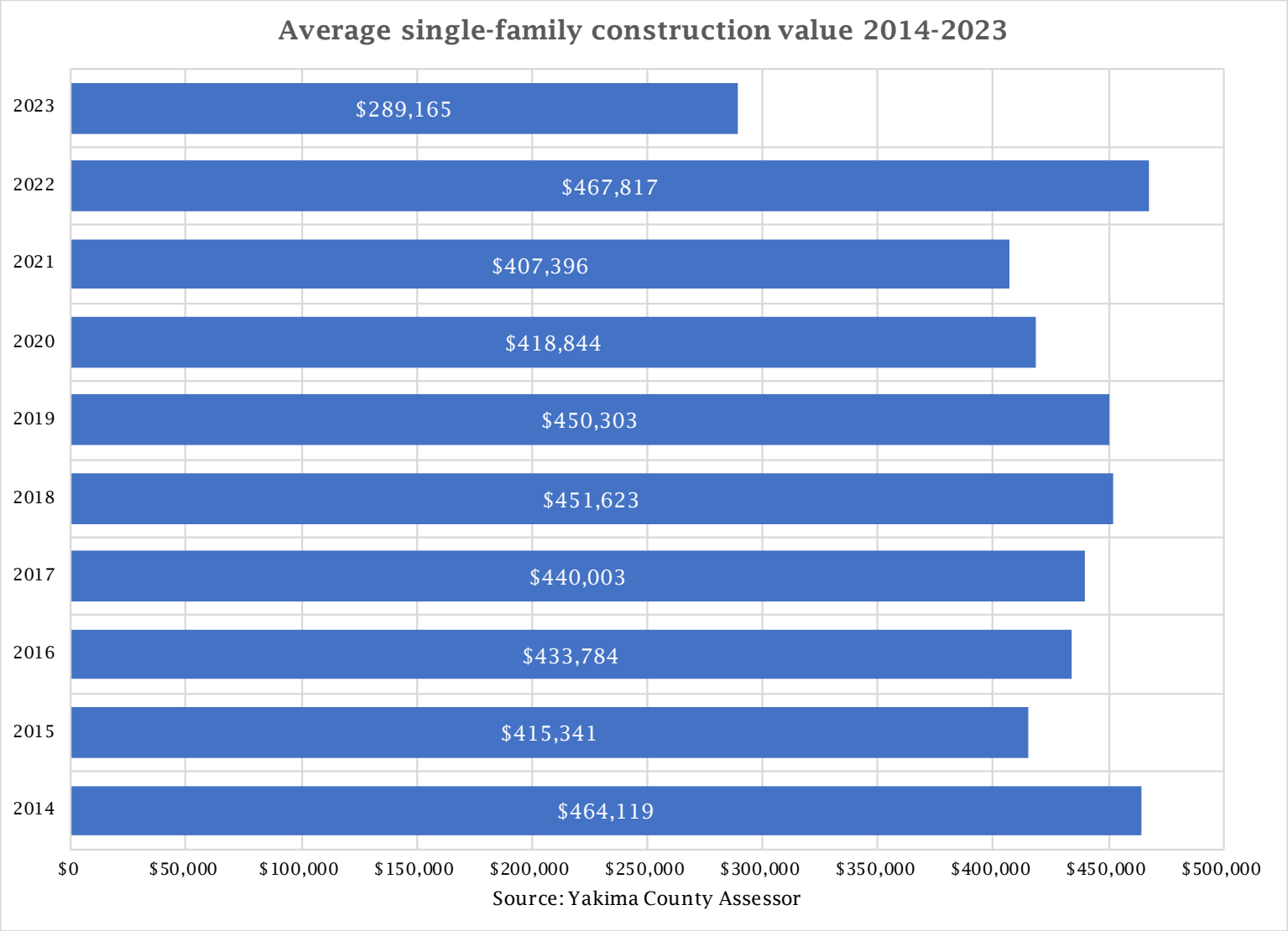
Appendix C: Housing construction trends

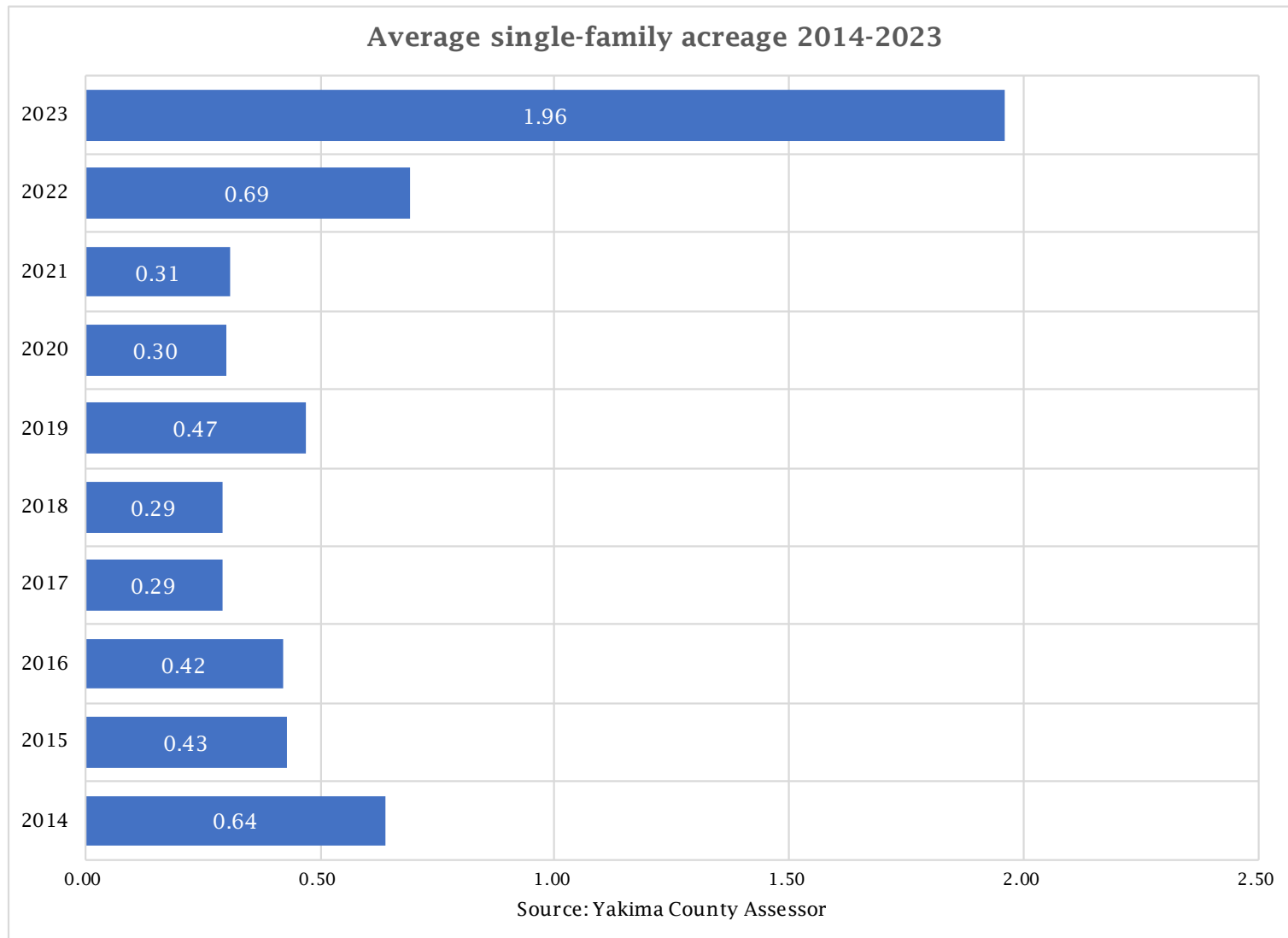
Construction activity 2014-2023

	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

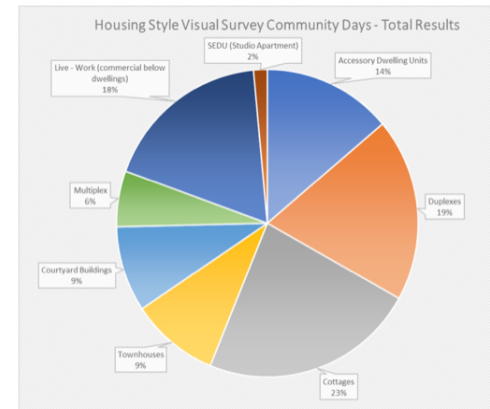
Selah Planning Department staff conducted a visual preference survey of attendees at the annual Community Days festival in May 2022. The preference survey asked attendees to select from illustrations of different “missing middle” housing choices they thought were suitable for Selah and that they would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



Second survey answered: 253 Skipped: 13



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



Second survey answered: 257 Skipped: 9



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.**

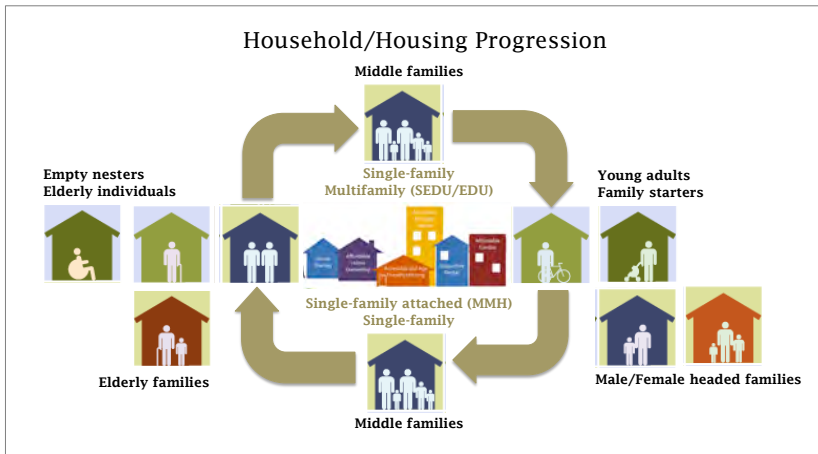
First survey answered: 748 Skipped: 71, second survey answered: 184, Skipped 82

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.



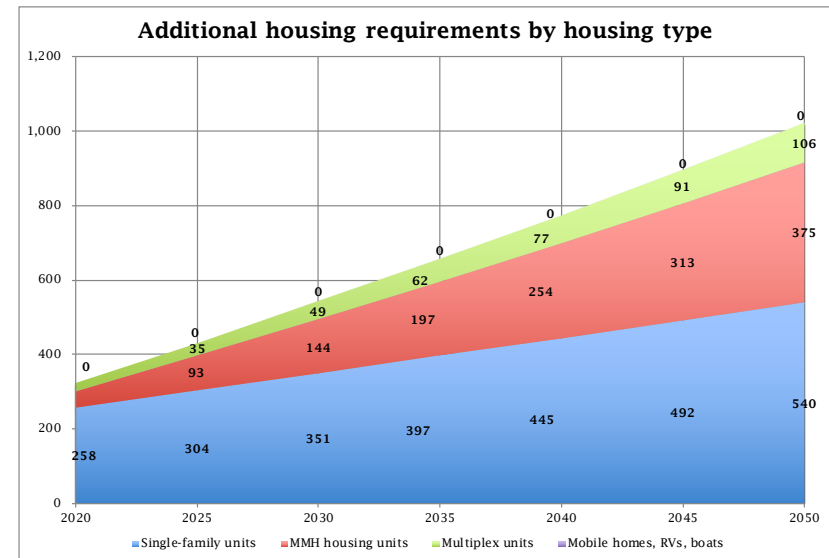
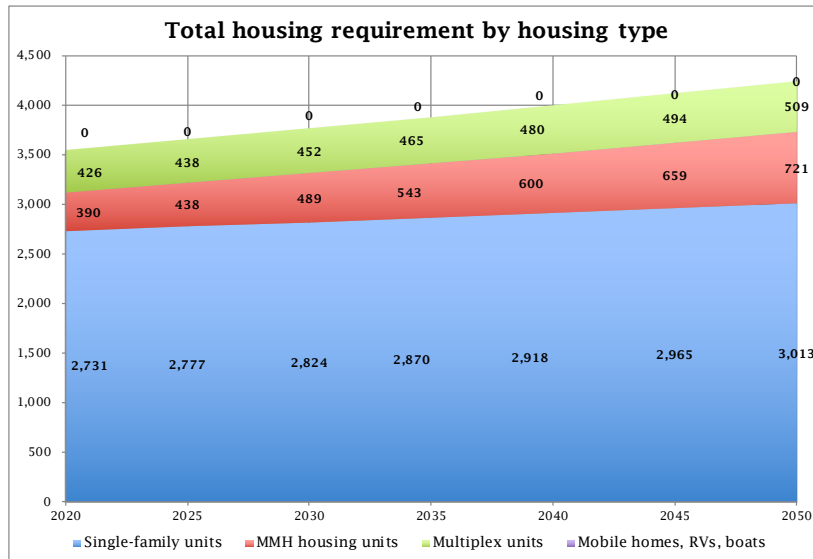
The projections also assume households will progress through different life cycle stages correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex housing then back into single-family housing as their family

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

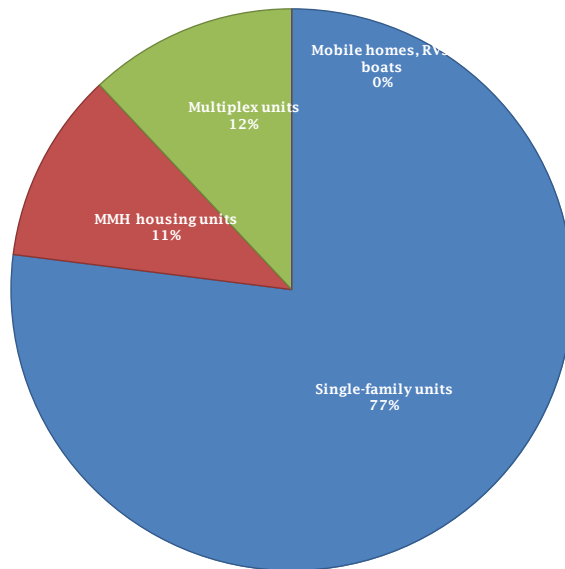
The household/housing progression is not absolute as some empty nester or elderly individuals may choose to "age-in-place" in single-family housing and some family starters, particularly female headed families, may never acquire sufficient income to purchase or rent single-family products. As a result, 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:

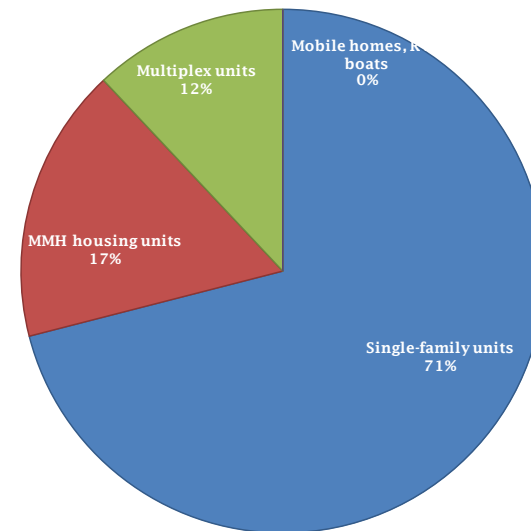
- **Population per household** - will remain 2.46 persons in 2020 and by 2050.
- **Percent vacant** - or the vacancy rate will remain constant at 7% of all housing units in 2020 and by 2050.
- **Number vacant housing units** - will remain 327 housing units in 2020 and in 2050 and the existing effective 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

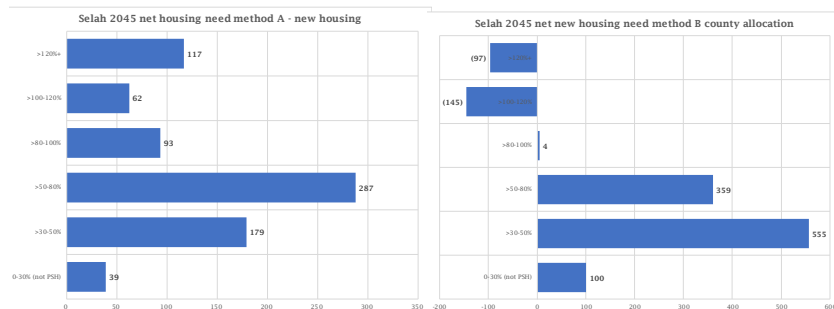
* 9,468 2045 population projection divided by 2.46 persons/household in 2020. Allocation by income level based on Yakima County distribution.

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 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



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

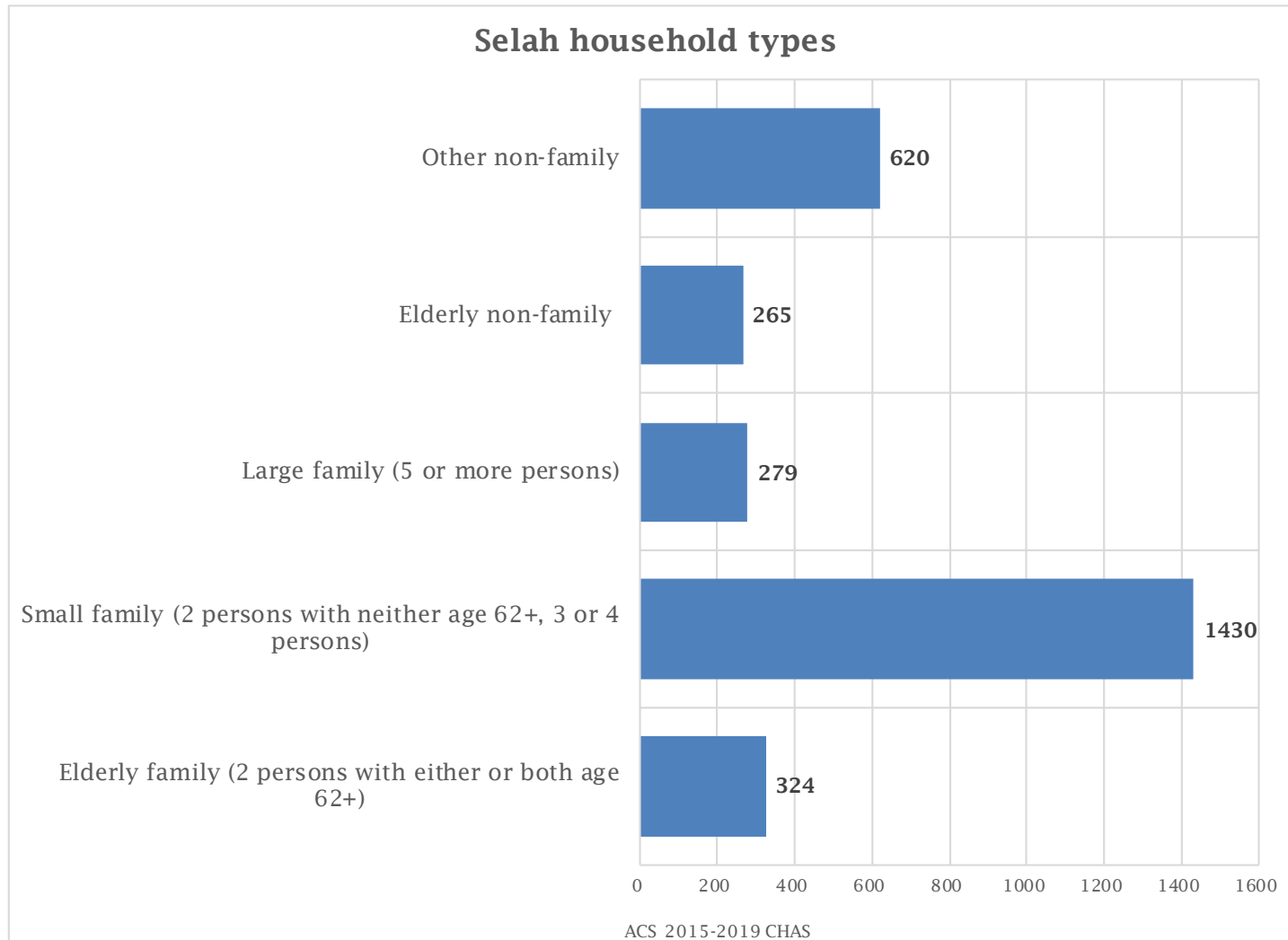
	Alleviate cost burden of over 50%						
Total housing requirement by type	2020	2025	2030	2035	2040	2045	2050
Single-family units	2,731	2,777	2,824	2,870	2,918	2,965	3,013
Percent to alleviate housing cost burden over 50%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%	4.8%
Single-family assisted units	130	133	136	138	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%

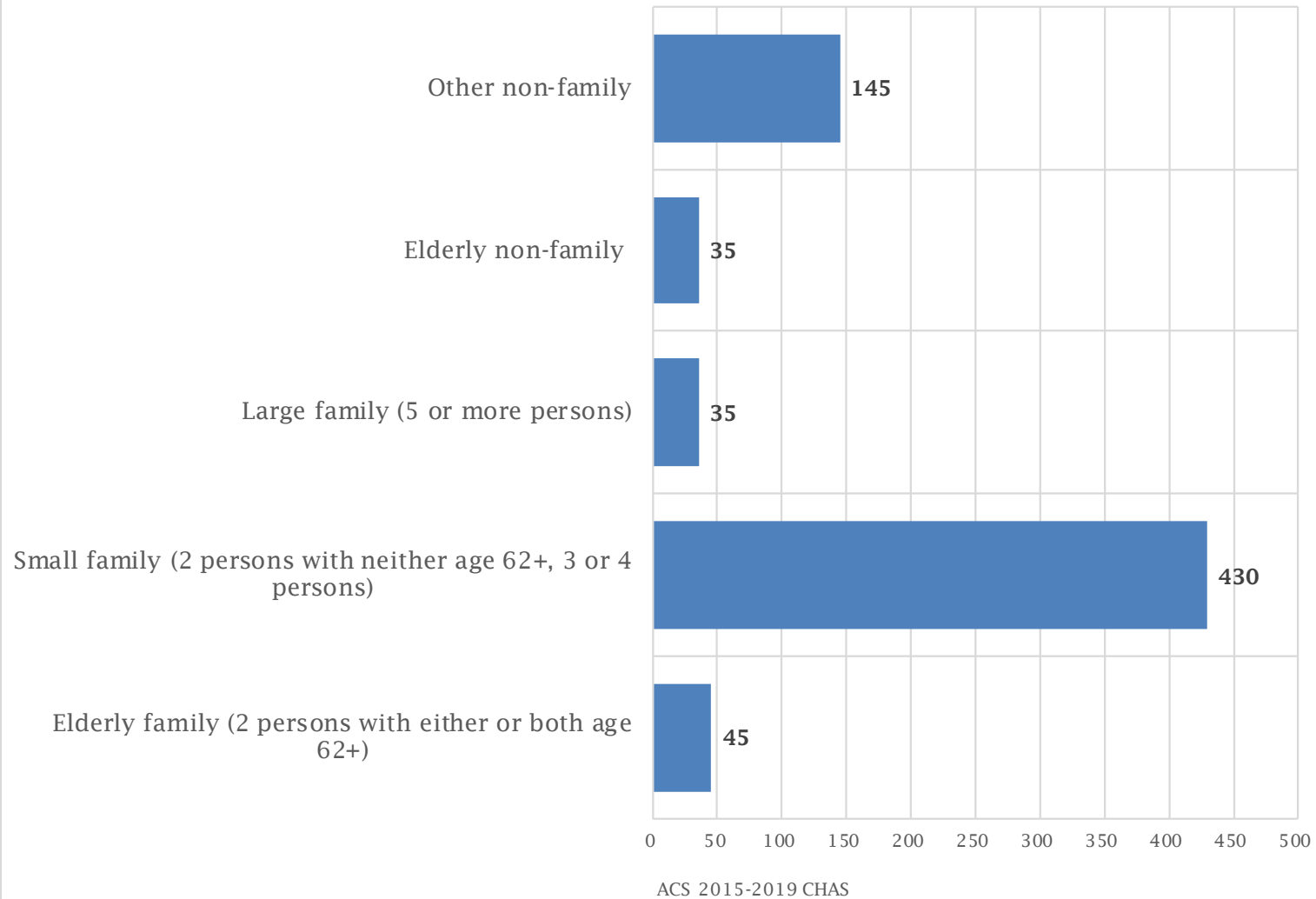
Sources

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

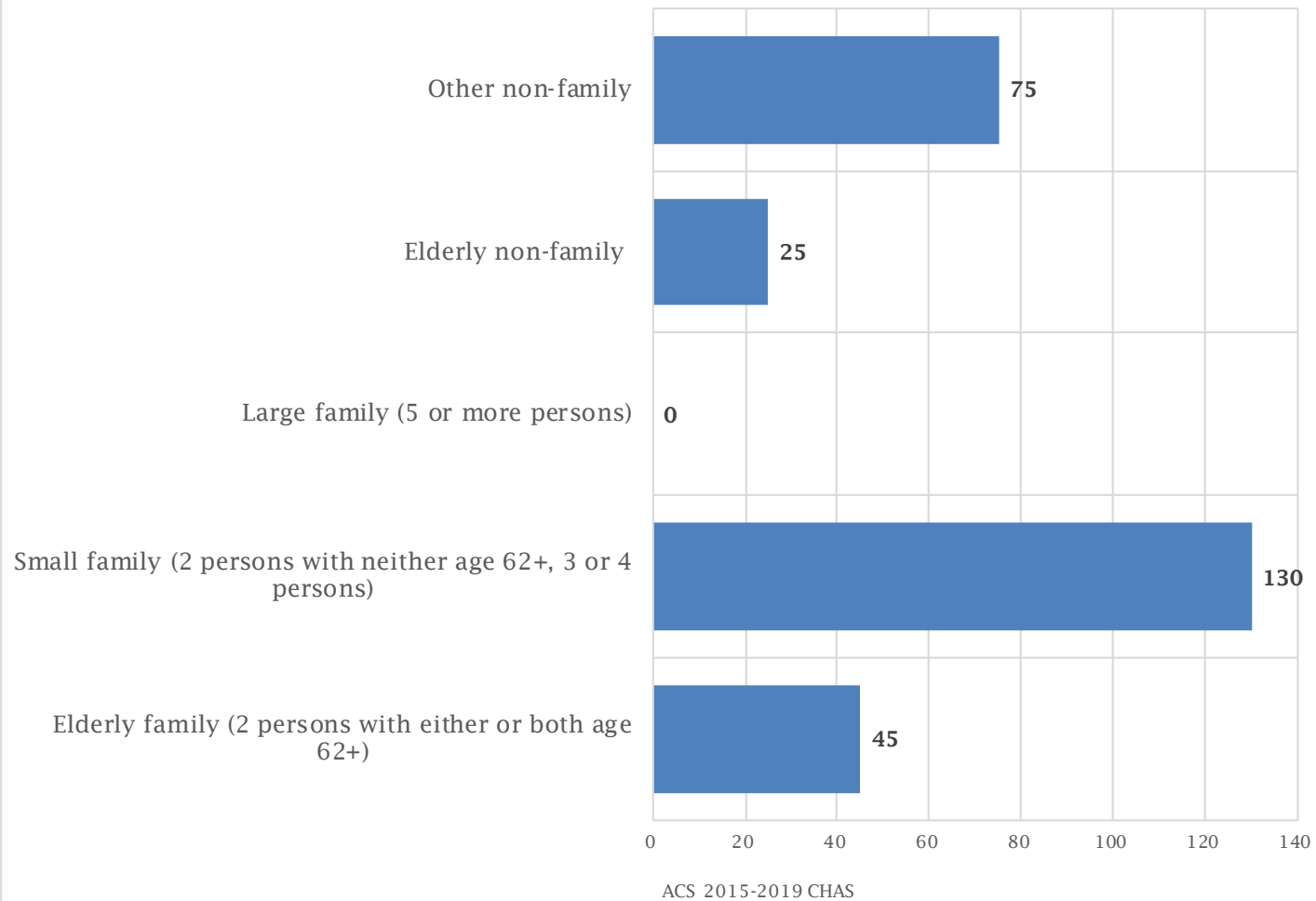
Appendix G: Housing requirements by household type

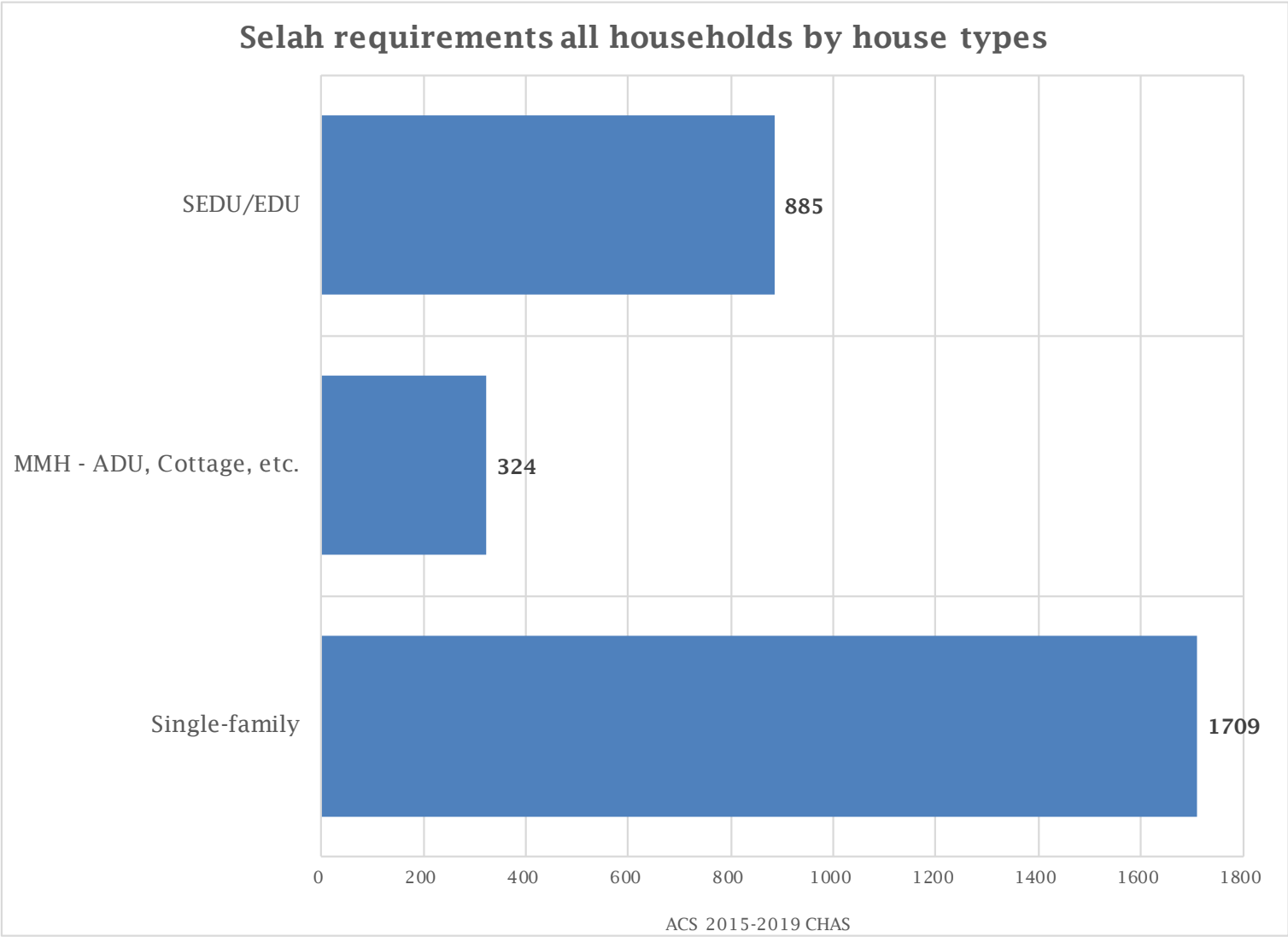


Selah households 30-80% HAMFI paying 30-50%

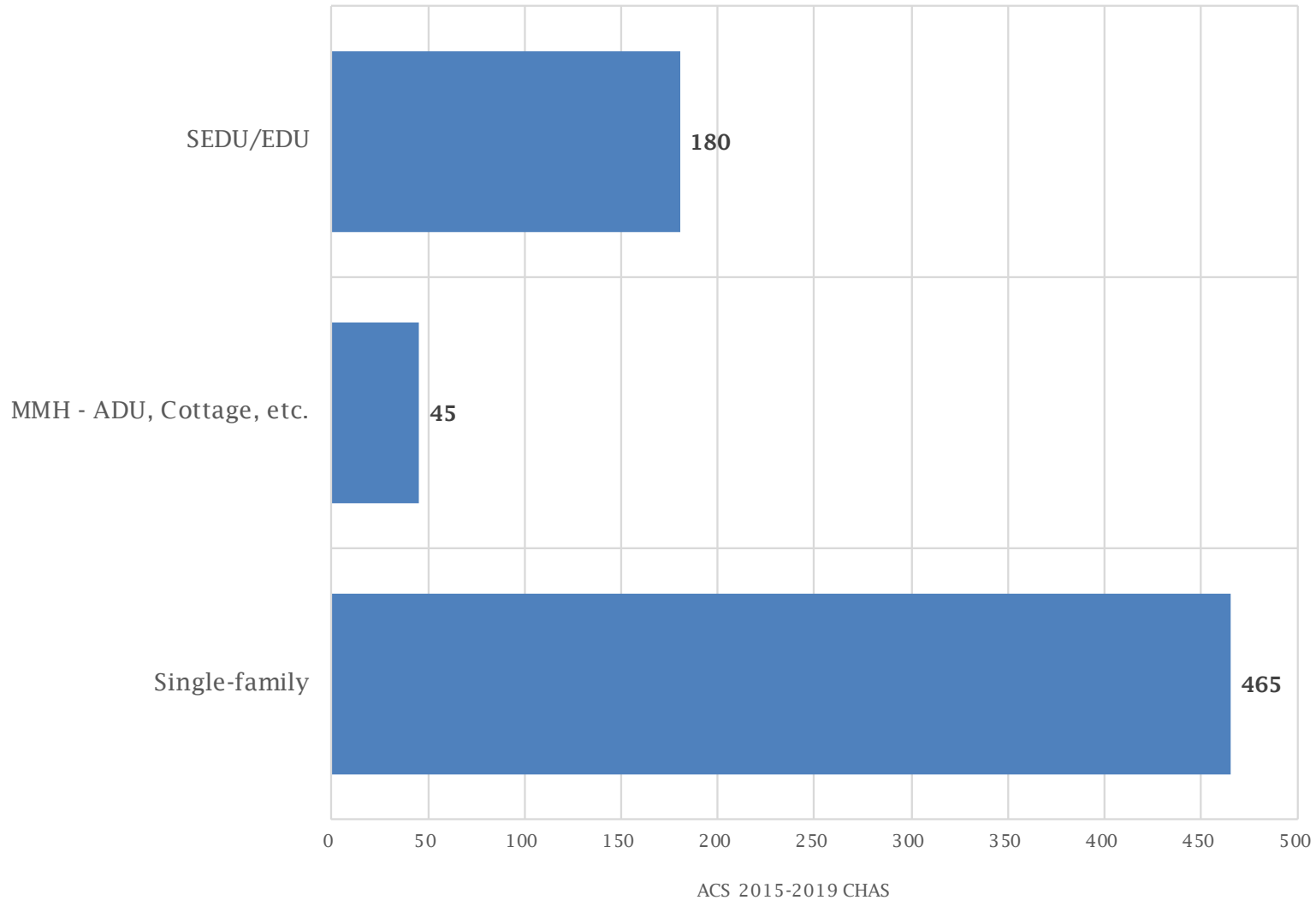


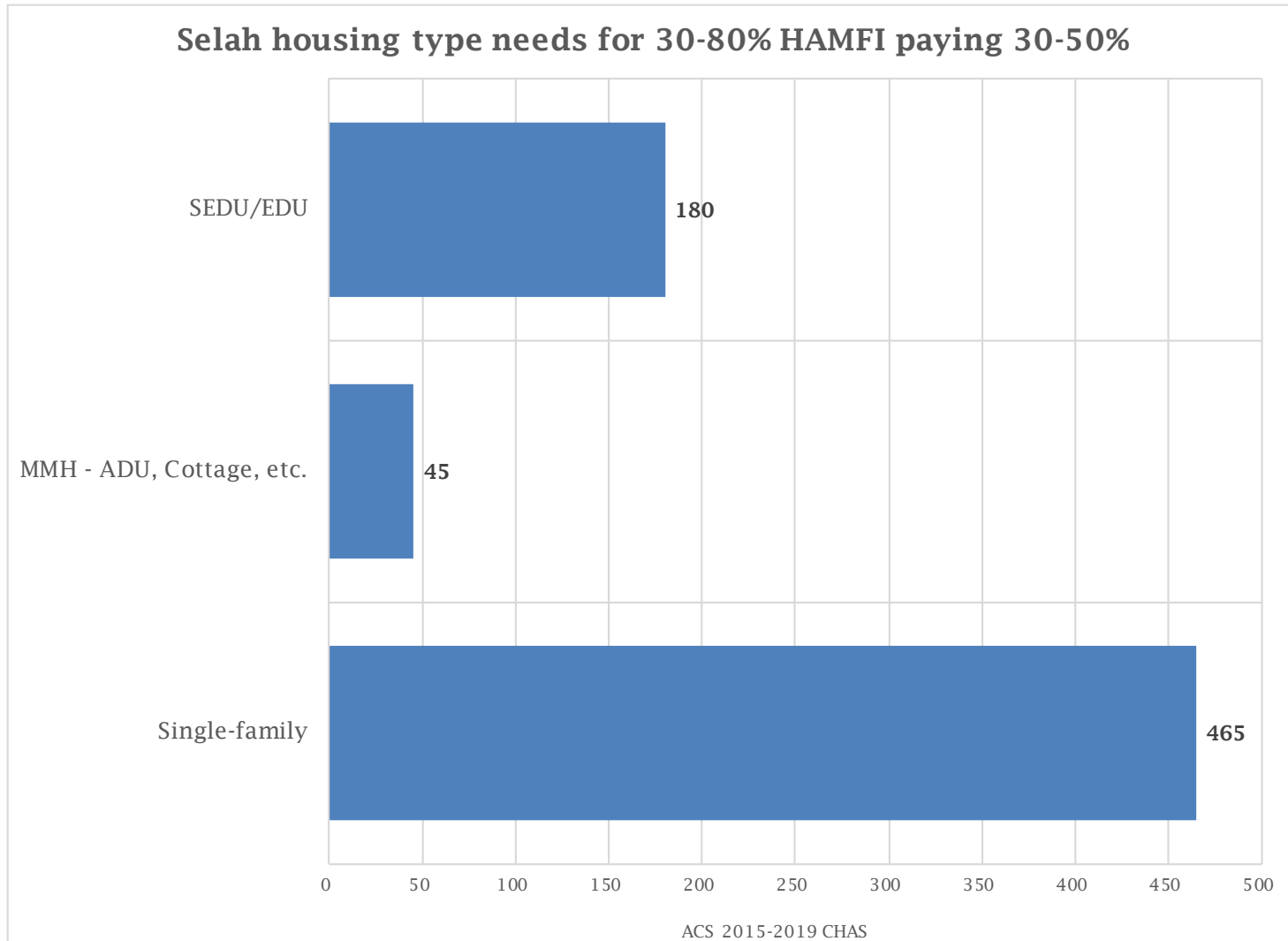
Selah households 30-80% HAMFI paying more than 50%

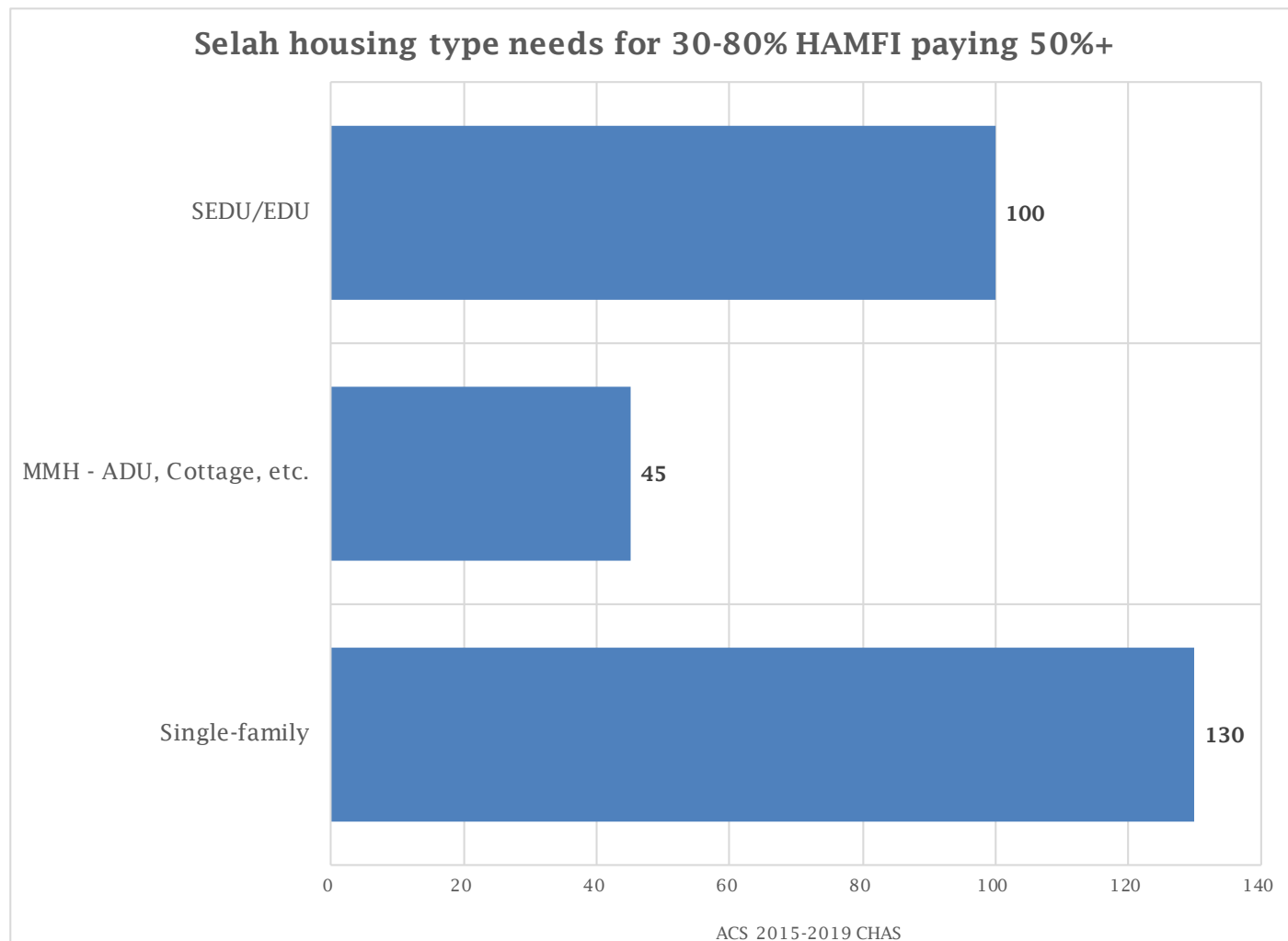




Selah housing type needs for 30-80% HAMFI paying 30-50%







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	0	>30%	0.0%	0.0%	0.0%	0.0%	0.0%
		30-50%	10	0	10	20	30-50%	3.4%	0.0%	3.4%	6.8%	6.8%
		50-80%	45	0	20	65	50-80%	15.3%	0.0%	6.8%	22.0%	22.0%
		80-100%	25	25	0	50	80-100%	8.5%	8.5%	0.0%	16.9%	16.9%
		100%+	160	0	0	160	100%+	54.2%	0.0%	0.0%	54.2%	54.2%
Total	240	25	30	295	295	Total	240	81.4%	8.5%	10.2%	100.0%	100.0%
Small family (2 persons with neither age 62+, 3 or 4 persons)		>30%	0	0	20	20	>30%	0.0%	0.0%	3.0%	3.0%	3.0%
		30-50%	0	0	0	0	30-50%	0.0%	0.0%	0.0%	0.0%	0.0%
		50-80%	0	75	0	75	50-80%	0.0%	11.2%	0.0%	11.2%	11.2%
		80-100%	30	0	0	30	80-100%	4.5%	0.0%	0.0%	4.5%	4.5%
		100%+	510	35	0	545	100%+	76.1%	5.2%	0.0%	81.3%	81.3%
Total	540	110	20	670	670	Total	540	80.6%	16.4%	3.0%	100.0%	100.0%
Large family (5 or more persons)		>30%	0	0	0	0	>30%	0.0%	0.0%	0.0%	0.0%	0.0%
		30-50%	0	0	0	0	30-50%	0.0%	0.0%	0.0%	0.0%	0.0%
		50-80%	15	20	0	35	50-80%	8.6%	11.5%	0.0%	20.1%	20.1%
		80-100%	4	50	0	54	80-100%	2.3%	28.7%	0.0%	31.0%	31.0%
		100%+	85	0	0	85	100%+	48.9%	0.0%	0.0%	48.9%	48.9%
Total	104	70	0	174	174	Total	104	59.8%	40.2%	0.0%	100.0%	100.0%
Elderly non-family		>30%	0	0	25	25	>30%	0.0%	0.0%	16.7%	16.7%	16.7%
		30-50%	40	0	0	40	30-50%	26.7%	0.0%	0.0%	26.7%	26.7%
		50-80%	25	0	0	25	50-80%	16.7%	0.0%	0.0%	16.7%	16.7%
		80-100%	15	0	15	30	80-100%	10.0%	0.0%	10.0%	20.0%	20.0%
		100%+	30	0	0	30	100%+	20.0%	0.0%	0.0%	20.0%	20.0%
Total	110	0	40	150	150	Total	110	73.3%	0.0%	26.7%	100.0%	100.0%
Non-family, non-elderly		>30%	0	0	0	0	>30%	0.0%	0.0%	0.0%	0.0%	0.0%
		30-50%	0	0	0	0	30-50%	0.0%	0.0%	0.0%	0.0%	0.0%
		50-80%	0	10	0	10	50-80%	0.0%	4.2%	0.0%	4.2%	4.2%
		80-100%	65	15	0	80	80-100%	27.1%	6.3%	0.0%	33.3%	33.3%
		100%+	130	20	0	150	100%+	54.2%	8.3%	0.0%	62.5%	62.5%
Total	195	45	0	240	240	Total	195	81.3%	18.8%	0.0%	100.0%	100.0%
Total		>30%	0	0	45	45	>30%	0.0%	0.0%	2.9%	2.9%	2.9%
		30-50%	50	0	10	60	30-50%	3.3%	0.0%	0.7%	3.9%	3.9%
		50-80%	85	105	20	210	50-80%	5.6%	6.9%	1.3%	13.7%	13.7%
		80-100%	139	90	15	244	80-100%	9.1%	5.9%	1.0%	16.0%	16.0%
		100%+	915	55	0	970	100%+	59.8%	3.6%	0.0%	63.4%	63.4%
Total	1,189	250	90	1,529	1,529	Total	1,189	77.8%	16.4%	5.9%	100.0%	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	0	>30%	0.0%	0.0%	0.0%	0.0%	0.0%
		30-50%	0	0	15	15	30-50%	0.0%	0.0%	51.7%	51.7%	51.7%
		50-80%	10	0	0	10	50-80%	34.5%	0.0%	0.0%	34.5%	34.5%
		80-100%	0	0	0	0	80-100%	0.0%	0.0%	0.0%	0.0%	0.0%
		100%+	4	0	0	4	100%+	13.8%	0.0%	0.0%	13.8%	13.8%
Total	14	0	15	29	29	Total	14	48.3%	0.0%	51.7%	100.0%	100.0%
Small family (2 persons with neither age 62+, 3 or 4 persons)		>30%	0	0	95	95	>30%	0.0%	0.0%	12.5%	12.5%	12.5%
		30-50%	0	145	15	160	30-50%	0.0%	19.1%	2.0%	21.1%	21.1%
		50-80%	45	80	0	125	50-80%	5.9%	10.5%	0.0%	16.4%	16.4%
		80-100%	50	40	0	90	80-100%	6.6%	5.3%	0.0%	11.8%	11.8%
		100%+	290	0	0	290	100%+	38.2%	0.0%	0.0%	38.2%	38.2%
Total	385	265	110	760	760	Total	385	50.7%	34.9%	14.5%	100.0%	100.0%
Large family (5 or more persons)		>30%	0	15	0	15	>30%	0.0%	14.3%	0.0%	14.3%	14.3%
		30-50%	0	0	0	0	30-50%	0.0%	0.0%	0.0%	0.0%	0.0%
		50-80%	55	0	0	55	50-80%	52.4%	0.0%	0.0%	52.4%	52.4%
		80-100%	0	0	0	0	80-100%	0.0%	0.0%	0.0%	0.0%	0.0%
		100%+	35	0	0	35	100%+	33.3%	0.0%	0.0%	33.3%	33.3%
Total	90	15	0	105	105	Total	90	85.7%	14.3%	0.0%	100.0%	100.0%
Elderly non-family		>30%	0	0	0	0	>30%	0.0%	0.0%	0.0%	0.0%	0.0%
		30-50%	20	0	0	20	30-50%	17.4%	0.0%	0.0%	17.4%	17.4%
		50-80%	35	10	0	45	50-80%	30.4%	8.7%	0.0%	39.1%	39.1%
		80-100%	0	0	20	20	80-100%	0.0%	0.0%	17.4%	17.4%	17.4%
		100%+	10	0	0	10	100%+	8.7%	0.0%	0.0%	8.7%	8.7%
Total	85	10	20	115	115	Total	85	73.9%	8.7%	17.4%	100.0%	100.0%
Non-family, non-elderly		>30%	0	0	30	30	>30%	0.0%	0.0%	7.9%	7.9%	7.9%
		30-50%	0	60	0	60	30-50%	0.0%	15.8%	0.0%	15.8%	15.8%
		50-80%	80	0	45	125	50-80%	21.1%	0.0%	11.8%	32.9%	32.9%
		80-100%	0	60	0	60	80-100%	15.8%	0.0%	0.0%	15.8%	15.8%
		100%+	105	0	0	105	100%+	27.6%	0.0%	0.0%	27.6%	27.6%
Total	245	60	75	380	380	Total	245	64.5%	15.8%	19.7%	100.0%	100.0%
Total		>30%	20	15	125	160	>30%	1.4%	1.1%	9.0%	11.5%	11.5%
		30-50%	20	205	30	255	30-50%	1.4%	14.8%	2.2%	18.4%	18.4%
		50-80%	225	90	45	360	50-80%	16.2%	6.5%	3.2%	25.9%	25.9%
		80-100%	110	40	20	170	80-100%	7.9%	2.9%	1.4%	12.2%	12.2%
		100%+	444	0	0	444	100%+	32.0%	0.0%	0.0%	32.0%	32.0%
Total	819	350	220	1,389	1,389	Total	819	59.0%	25.2%	15.8%	100.0%	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	0	>30%	0.0%	0.0%	0.0%	0.0%	0.0%
		30-50%	10	0	25	35	30-50%	3.1%	0.0%	7.7%	10.8%	10.8%
		50-80%	55	0	20	75	50-80%	17.0%	0.0%	6.2%	23.1%	23.1%
		80-100%	25	25	0	50	80-100%	7.7%	7.7%	0.0%	15.4%	15.4%
		100%+	164	0	0	164	100%+	50.6%	0.0%	0.0%	50.6%	50.6%
Total	254	25	45	324	324	Total	254	78.4%	7.7%	13.9%	100.0%	100.0%
Small family (2 persons with neither age 62+, 3 or 4 persons)		>30%	0	0	115	115	>30%	0.0%	0.0%	8.0%	8.0%	8.0%
		30-50%	0	145	15	160	30-50%	0.0%	10.1%	1.0%	11.2%	11.2%
		50-80%	45	155	0	200	50-80%	3.1%	10.8%	0.0%	14.0%	14.0%
		80-100%	80	40	0	120	80-100%	5.6%	2.8%	0.0%	8.4%	8.4%
		100%+	800	35	0	835	100%+	55.9%	2.4%	0.0%	58.4%	58.4%
Total	925	375	130	1,430	1,430	Total	925	64.7%	26.2%	9.1%	100.0%	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	
		HAMFI	
MMH - ADU, Cottage	Elderly family (2 persons with either or both age 62+)	>30-100%	324
Single-family	Small family (2 persons with neither age 62+, 3 or 4 persons)	>30-100%	1,430
Single-family	Large family (5 or more persons)	>30-100%	279
SEDU/EDU	Elderly non-family	>30-100%	620
SEDU/EDU	Other non-family	>30-100%	265
		2,918	100.0%
Under 80% AMI		Alleviate housing cost burden 50%+	
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)	>30-80%	130
Single-family	Large family (5 or more persons)	>30-80%	0
SEDU/EDU	Elderly non-family	>30-80%	25
SEDU/EDU	Other non-family	>30-80%	75
		275	44.5%
		Alleviate housing cost burden 30-50%+	
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)	>30-80%	430
Single-family	Large family (5 or more persons)	>30-80%	35
SEDU/EDU	Elderly non-family	>30-80%	35
SEDU/EDU	Other non-family	>30-80%	145
		690	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

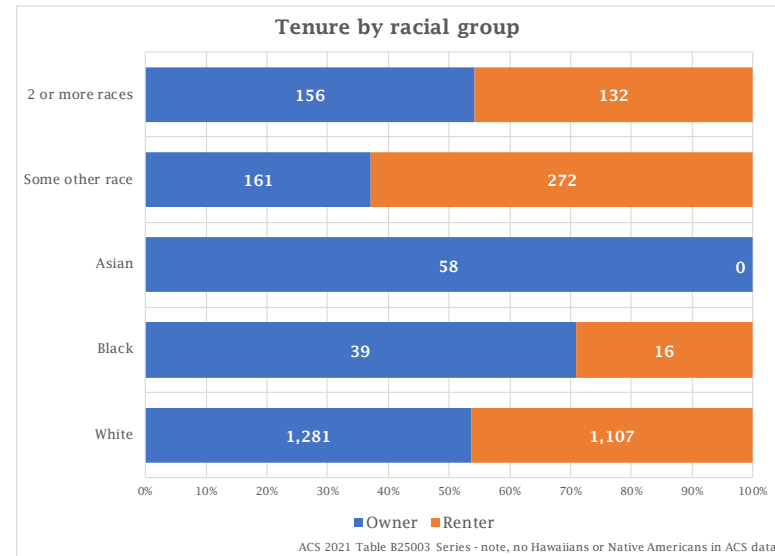
Racially disparate impacts

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

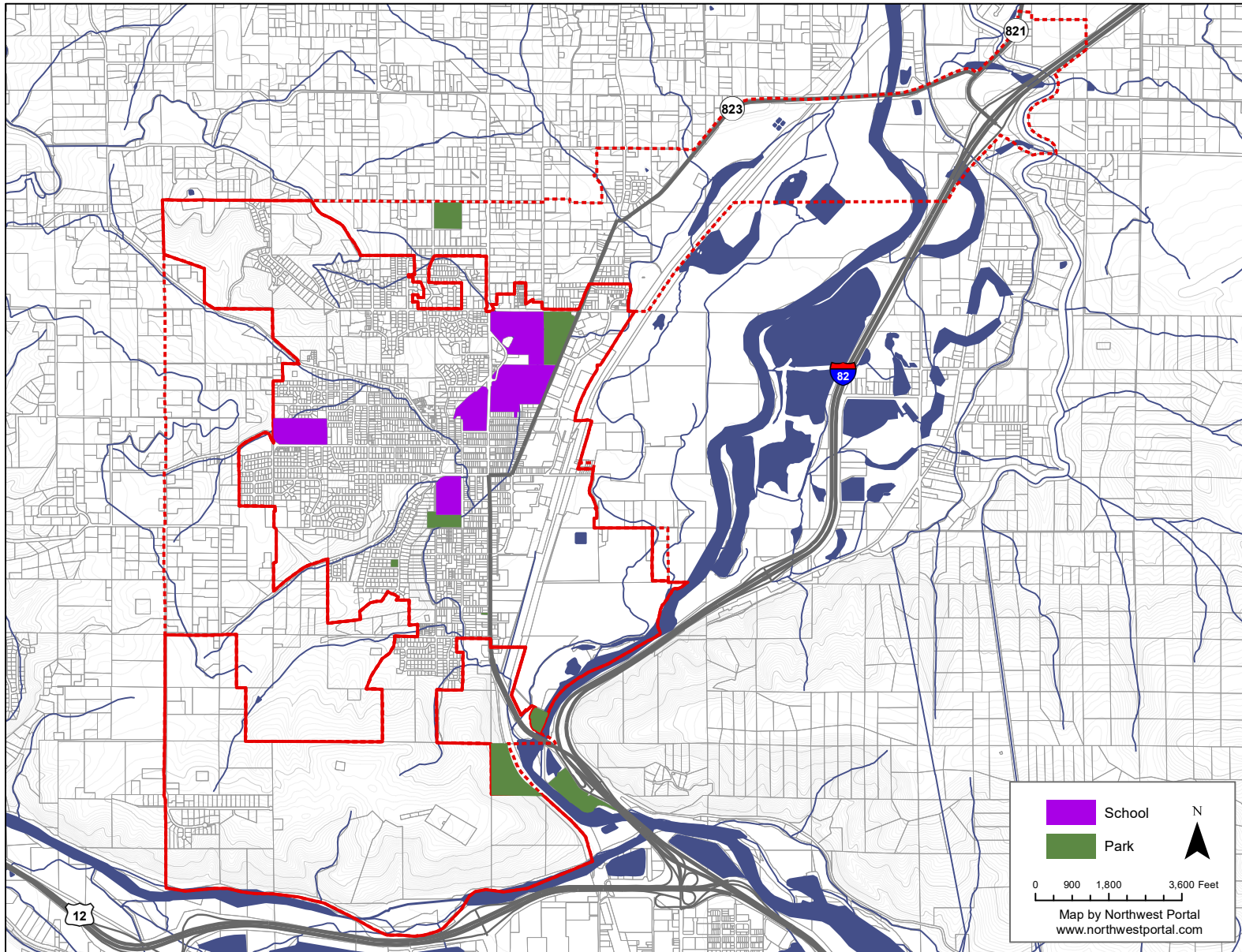
Appendix I – Buildable Land Capacity 2023

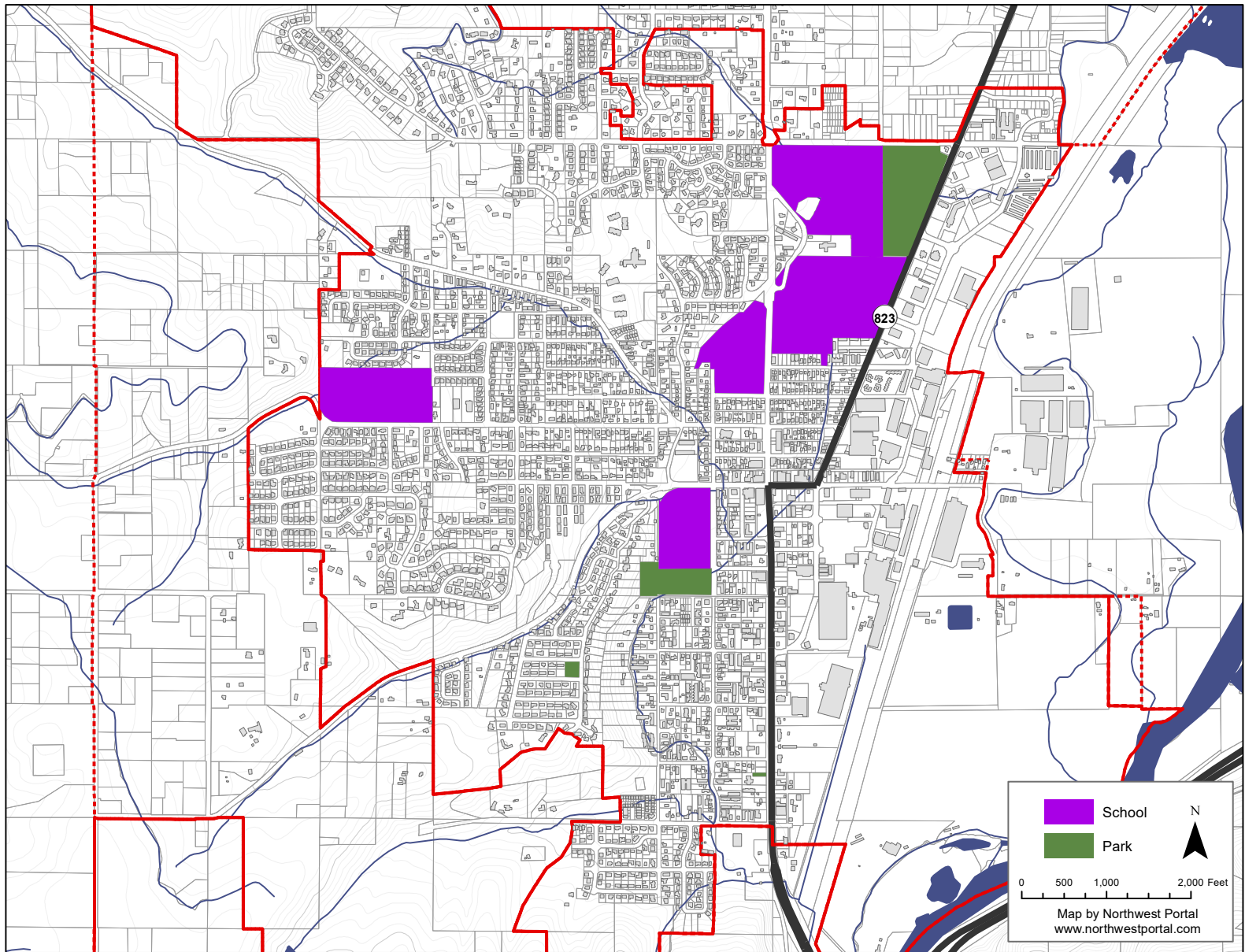
City of Selah Residential Land Use Capacity Analysis

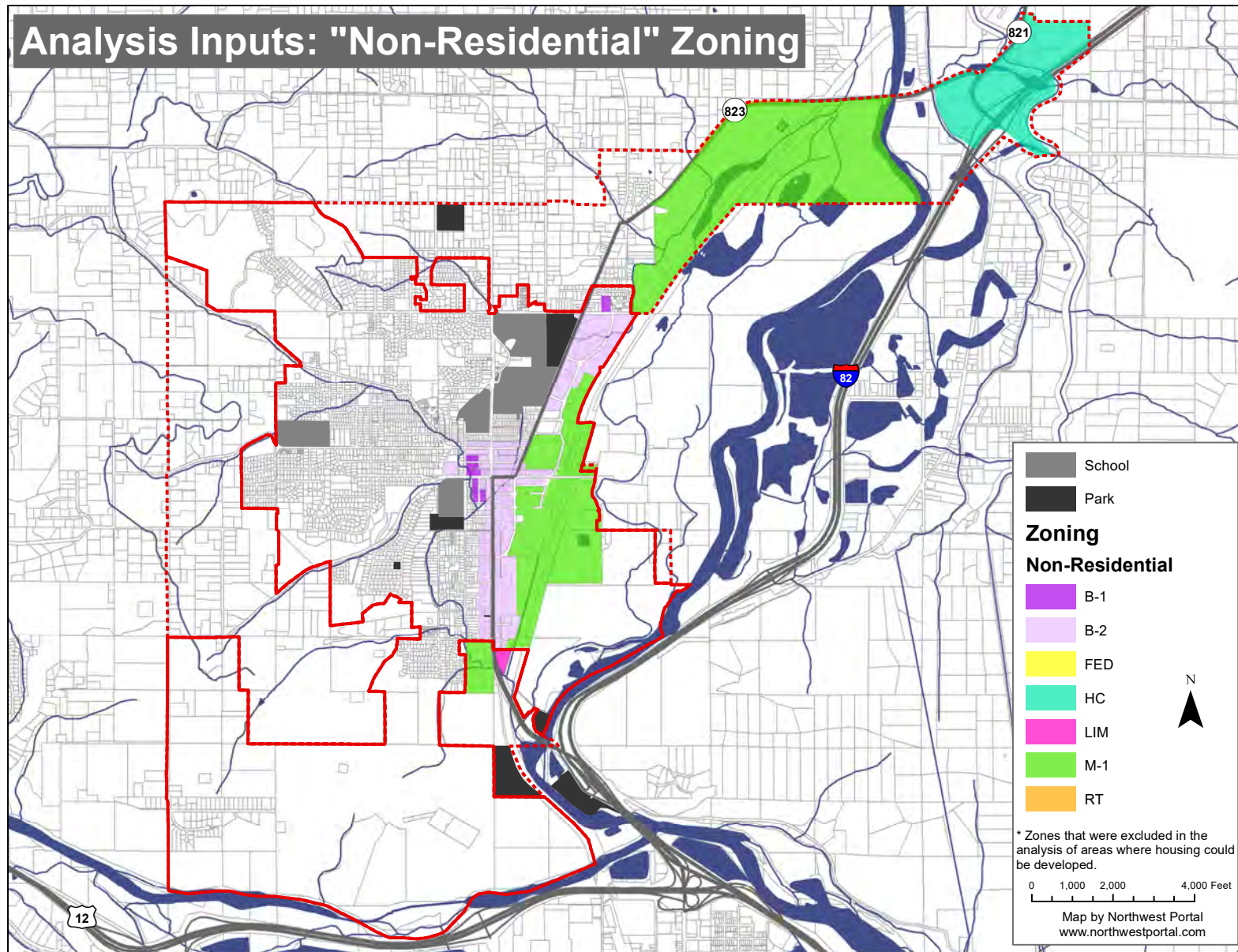
	LDSF	Existing City Limits				Totals
	R-1	R-2	R-3	PD		
Vacant Land (Acres) (1)	137.8	929.1	2.8	11.7	15.7	1,097.1
Less Areas Not Suitable for Development	-31.7	-168.4	0.0	-0.9	-2.8	-203.9
Less Parcels in Public Use or Ownership (Acres) (2)	-22.5	-26.0	0.0	-0.2	-0.9	-49.5
Less Parcels Not Suitable for Development (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:

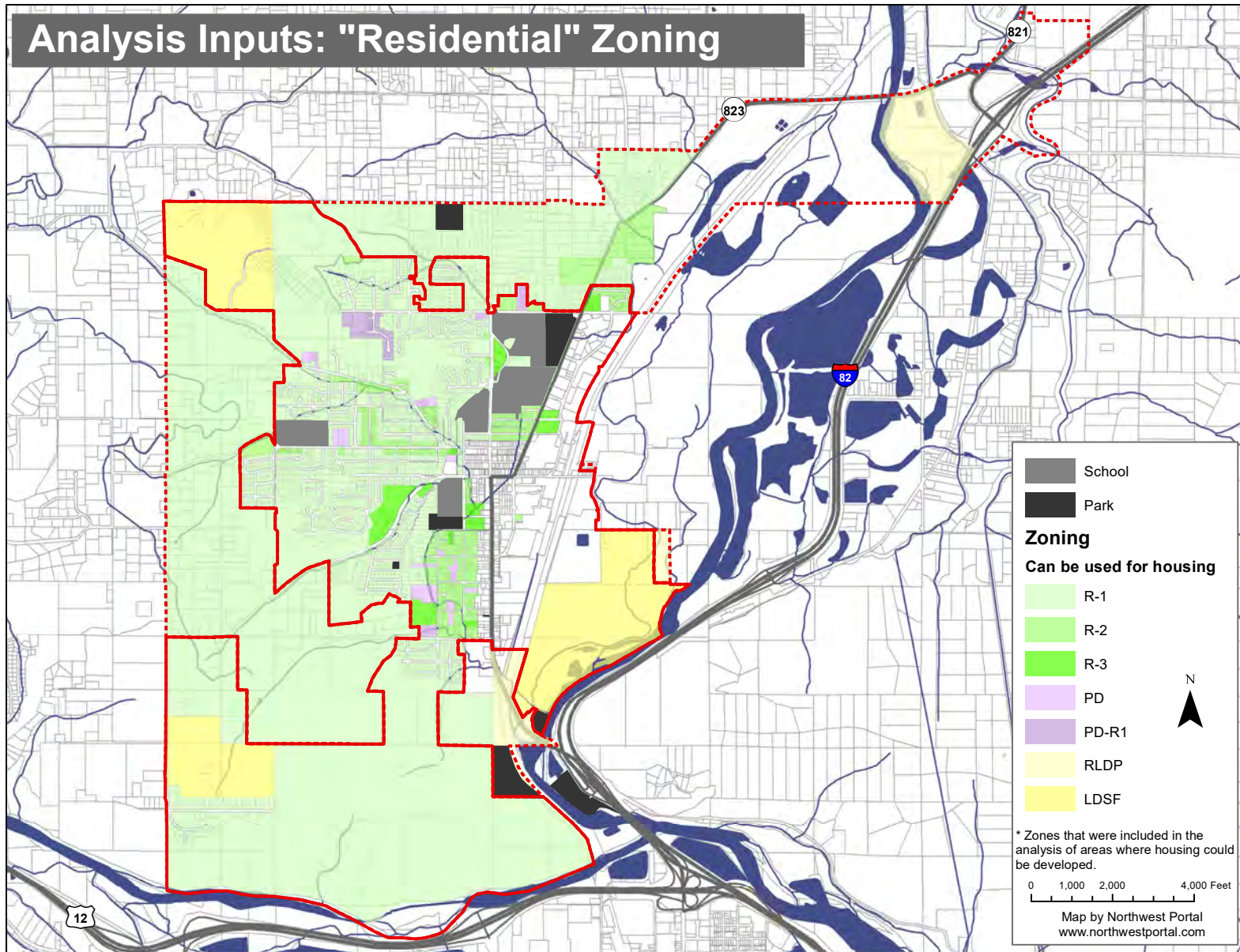
- (1) Includes parcels with land use codes 81, 83, 91, and 99.
- (2) Includes lands owned by city, county, and state governments and special purpose districts, as well as property owned by the William O. Douglas Trail Foundation.
- (3) Includes parcels that are coded as vacant parcels for taxation purposes, 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.



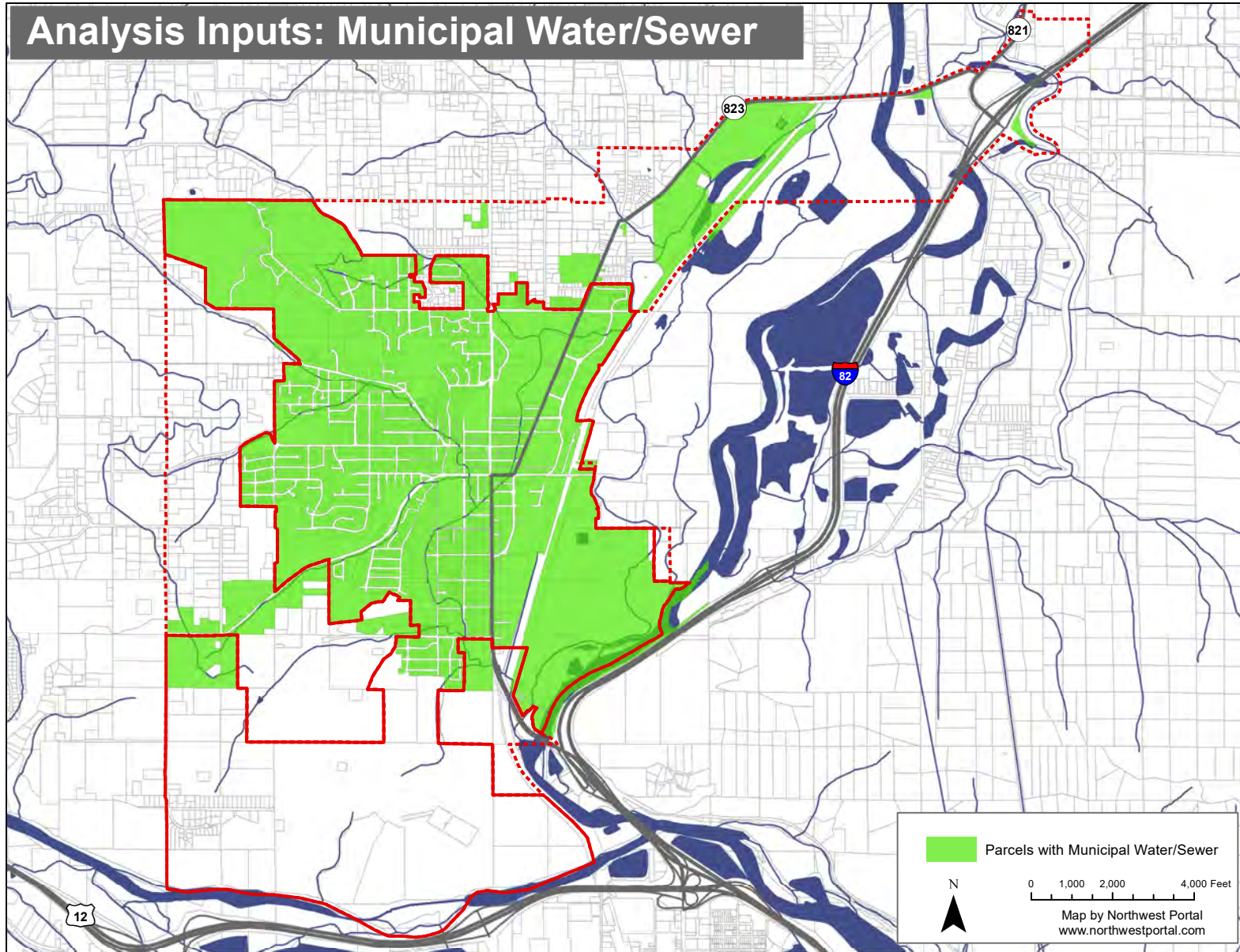




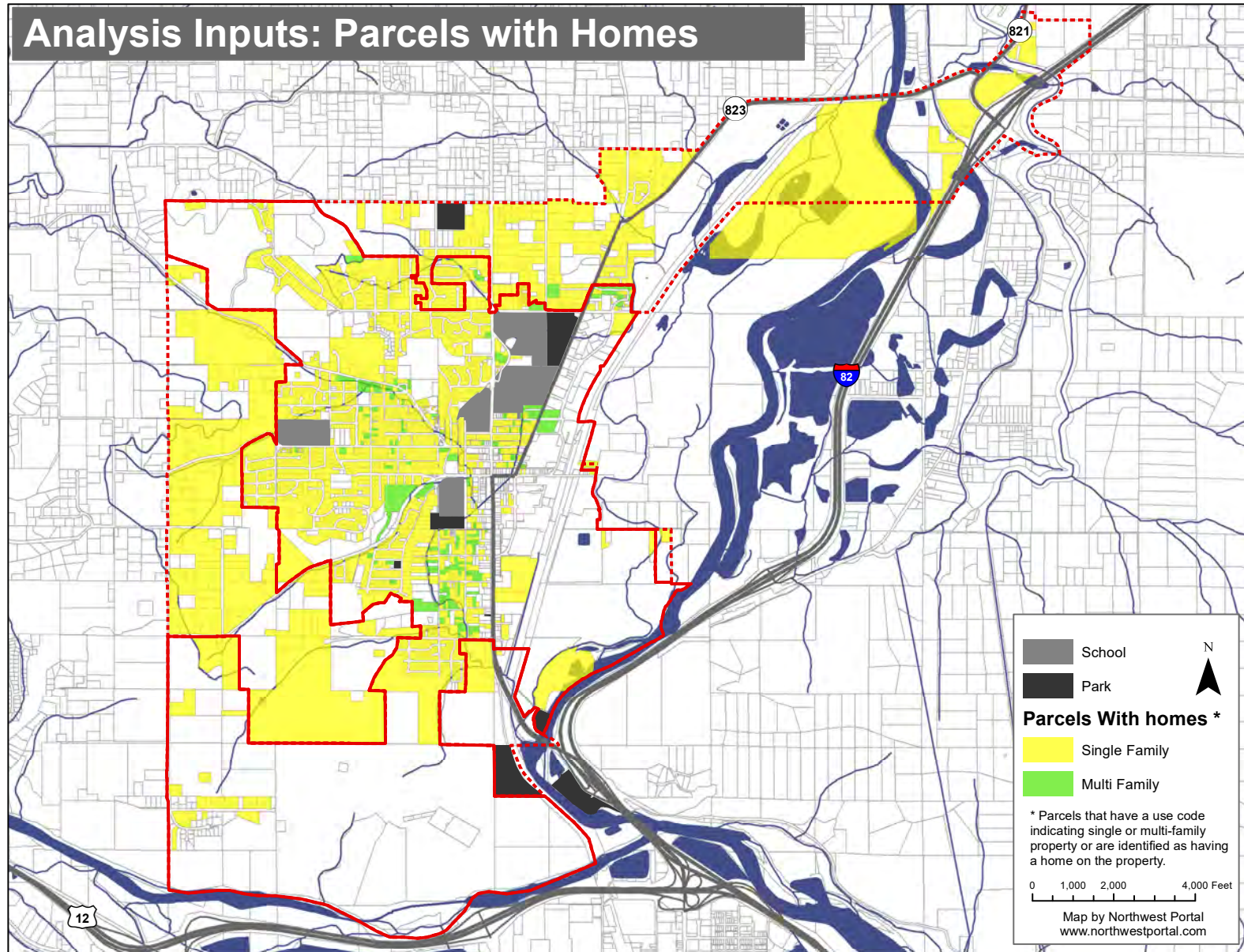
Analysis Inputs: "Residential" Zoning

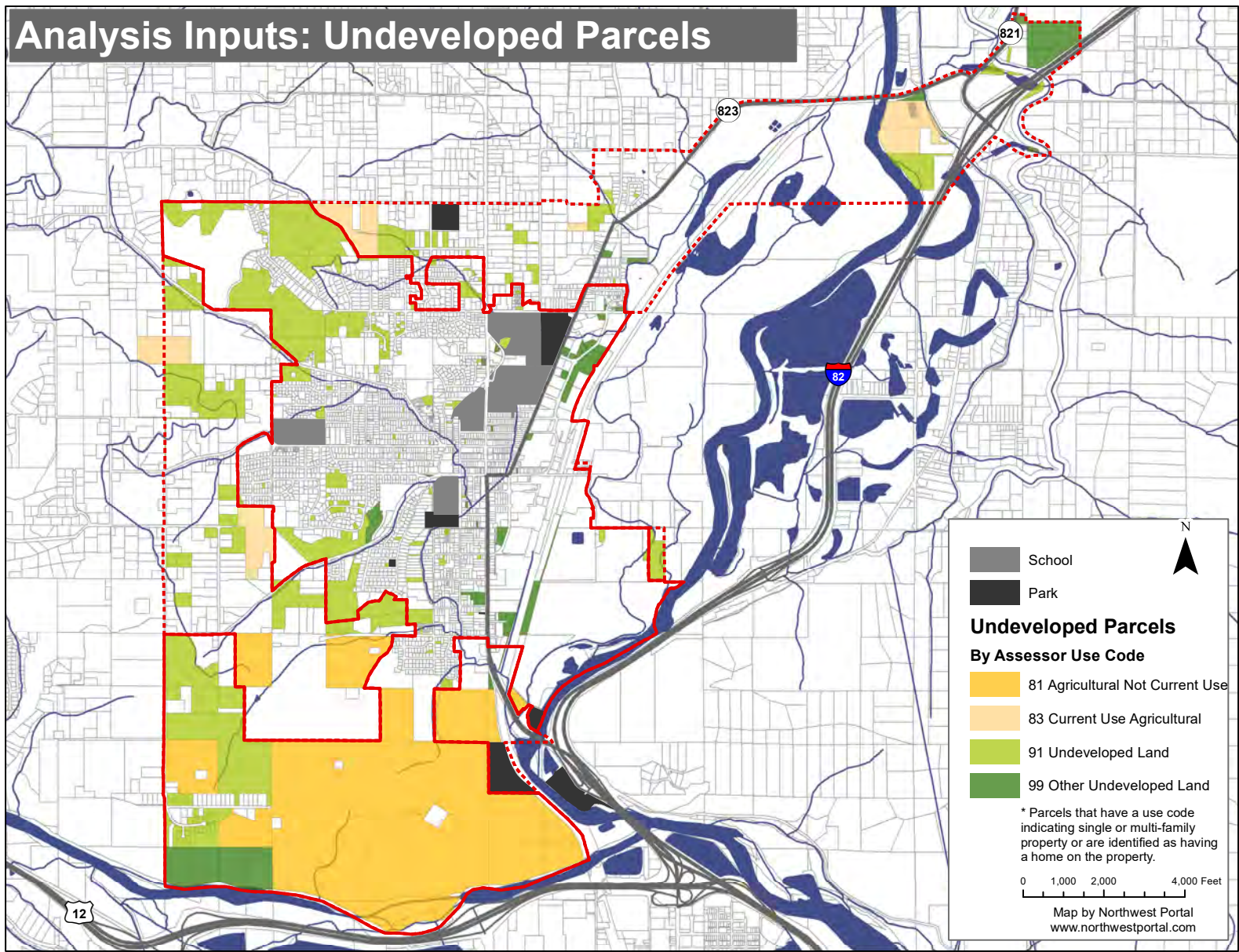


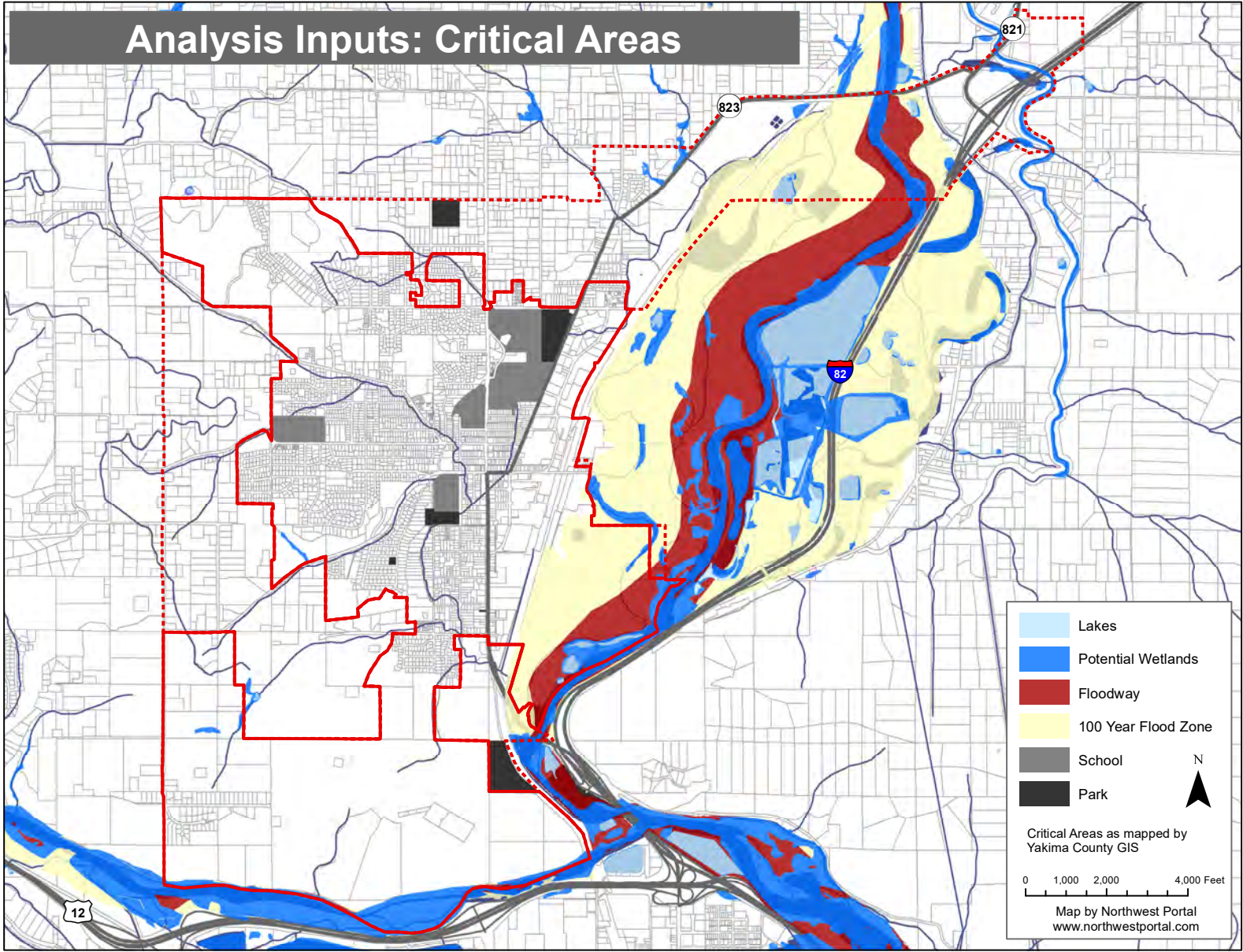
Analysis Inputs: Municipal Water/Sewer



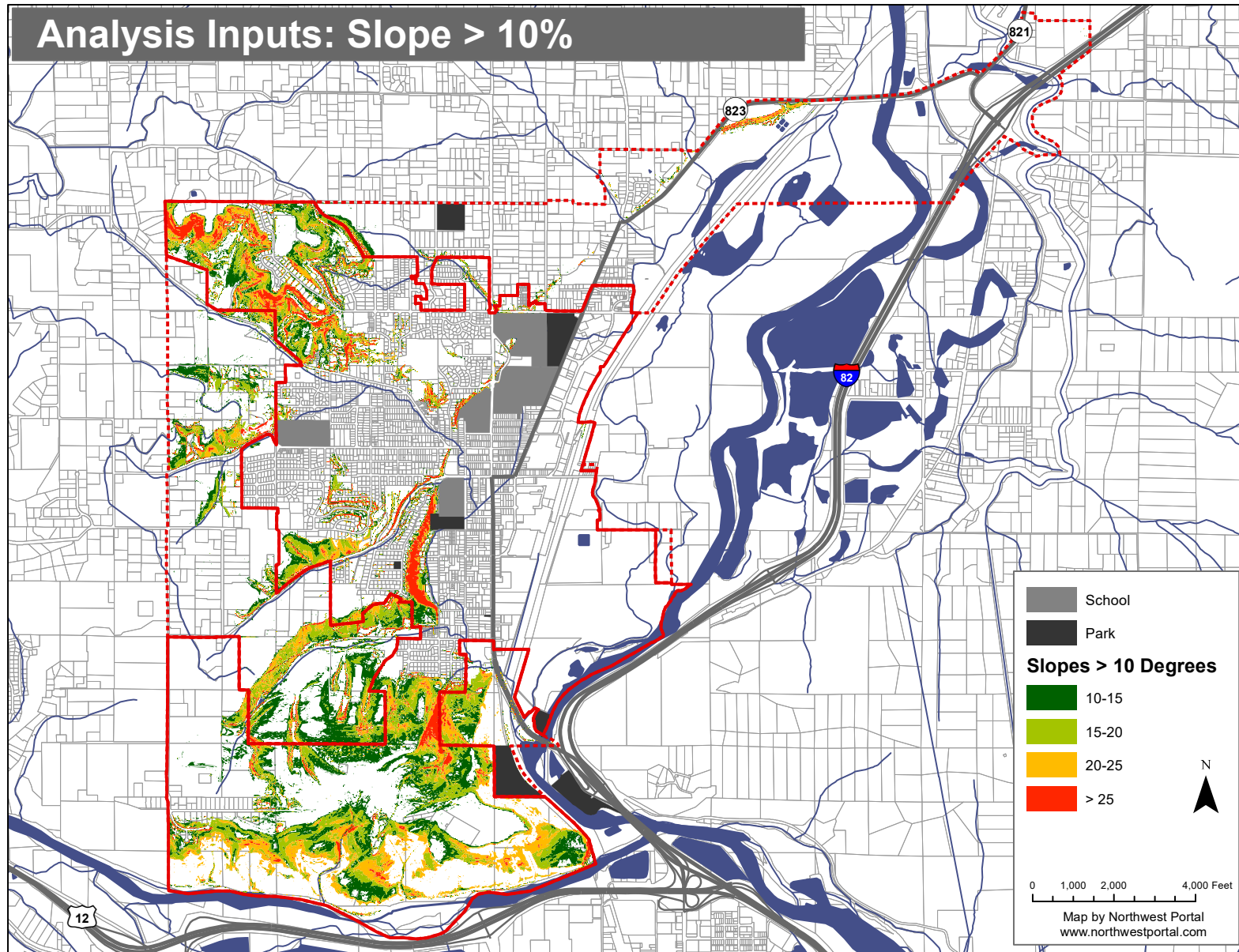
Analysis Inputs: Parcels with Homes



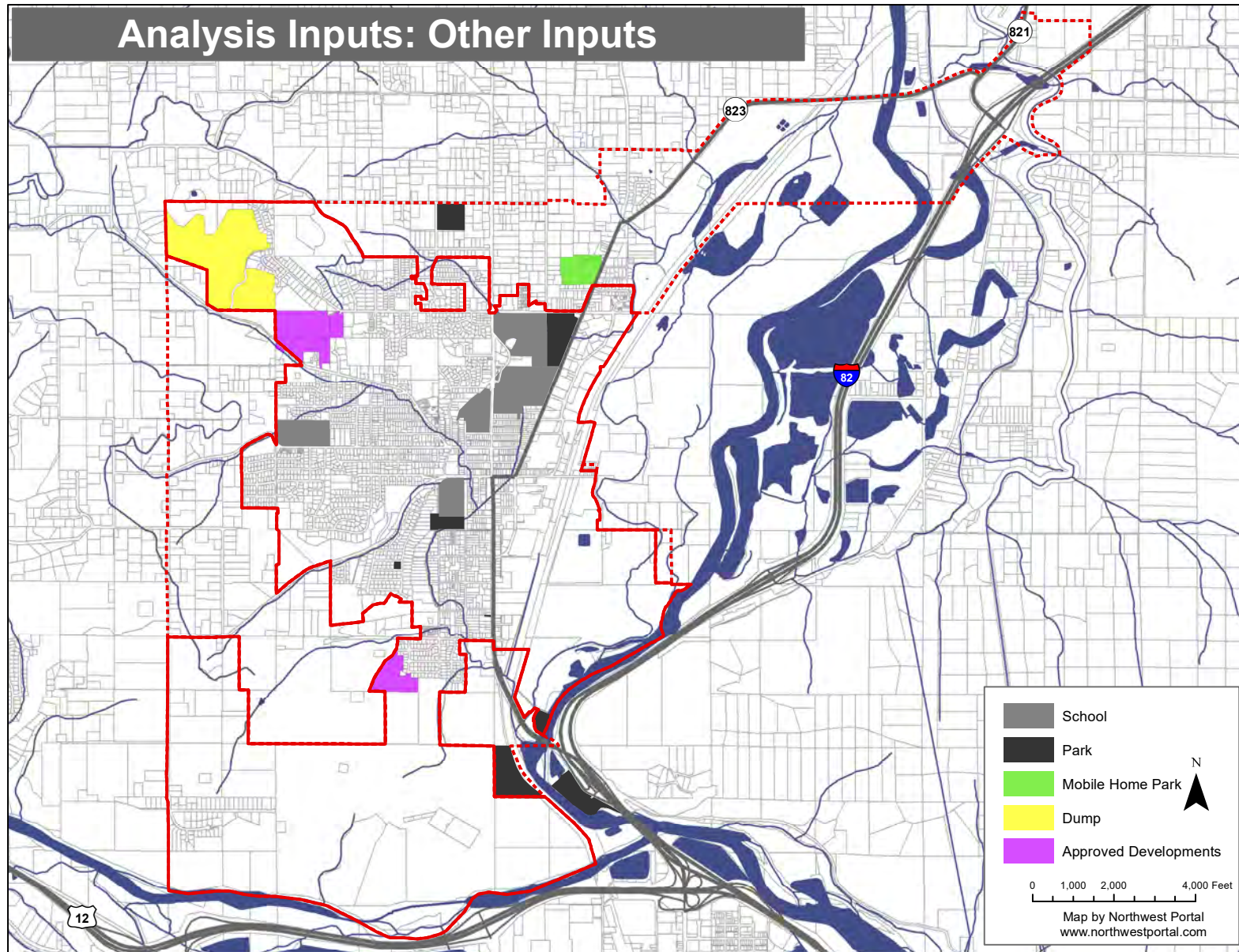




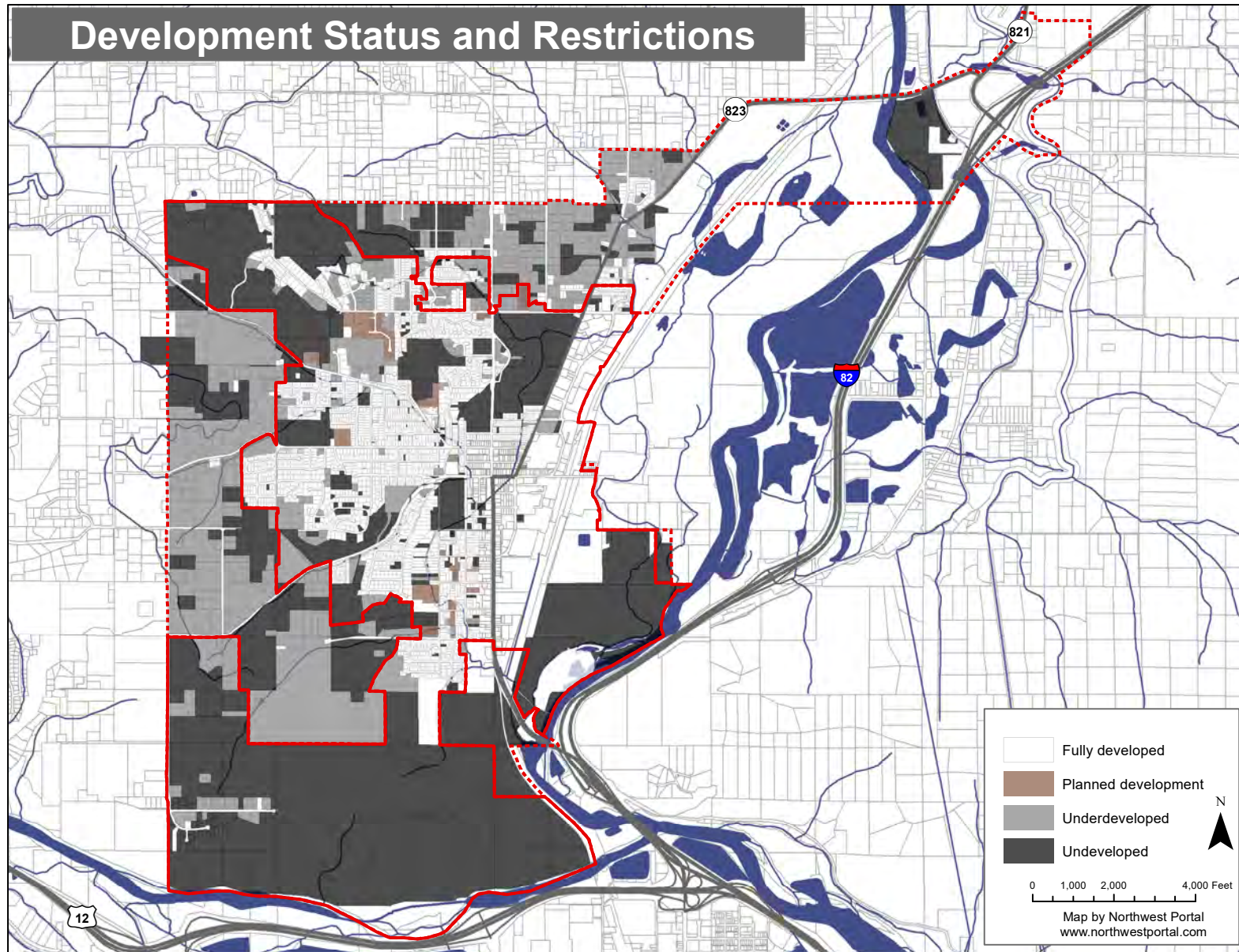
Analysis Inputs: Slope > 10%



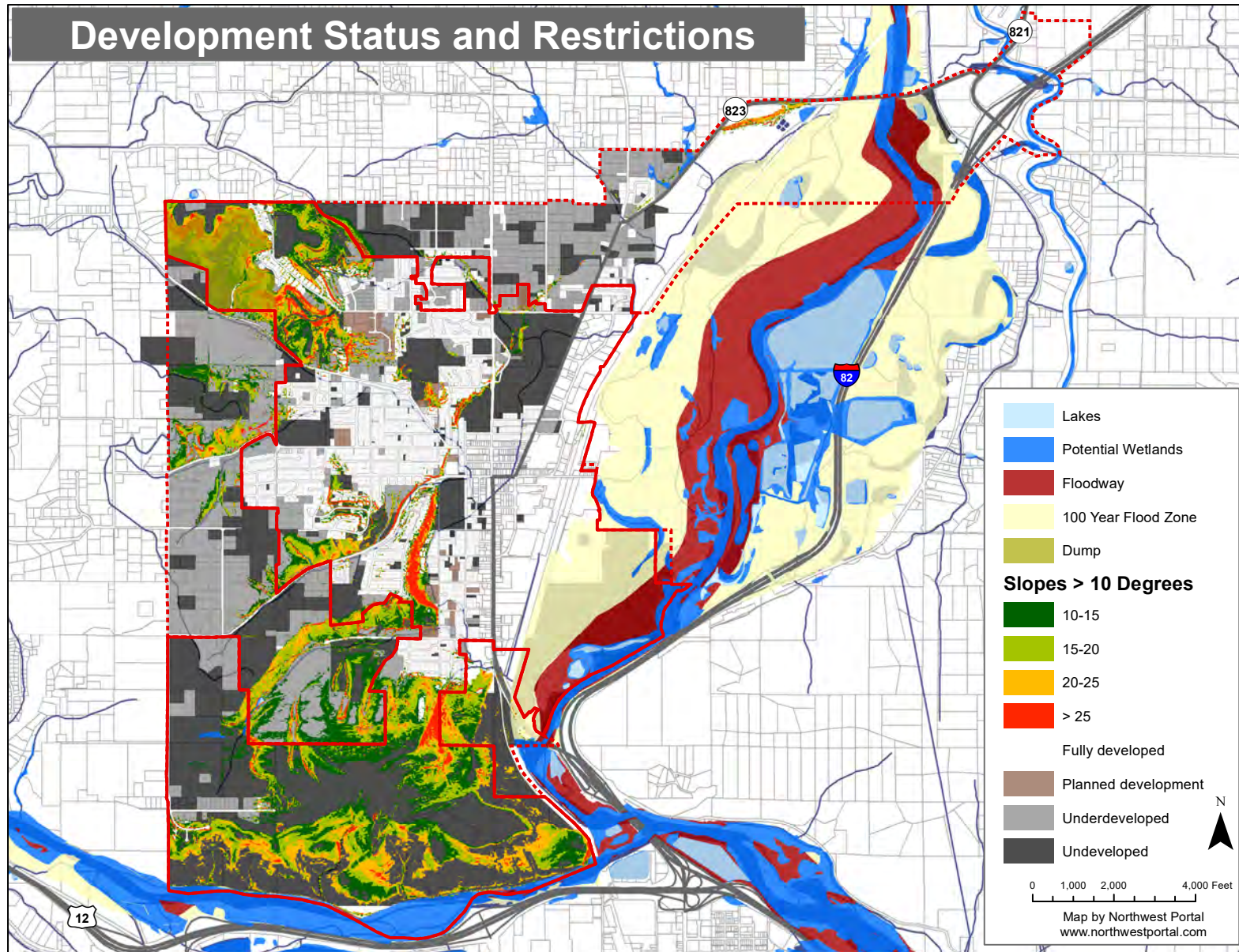
Analysis Inputs: Other Inputs



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

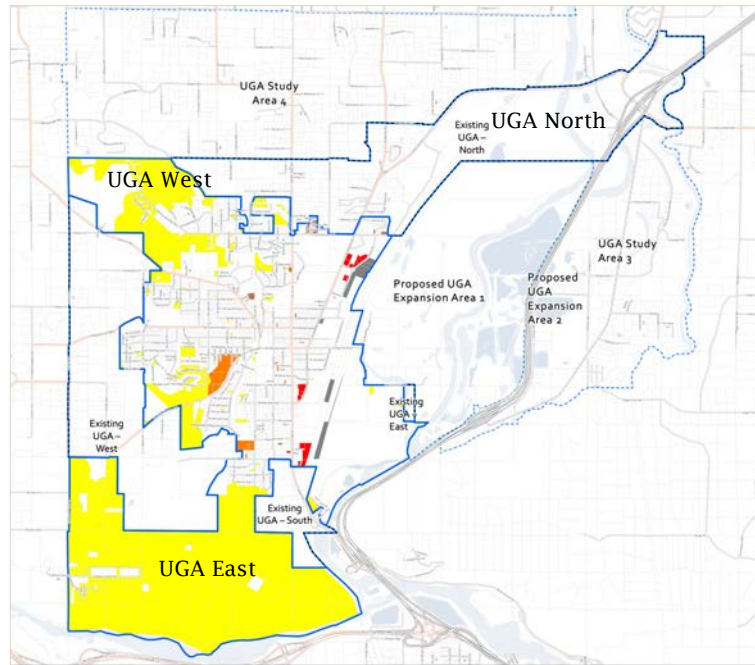
sponsors in 6 developments within Selah:

- **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



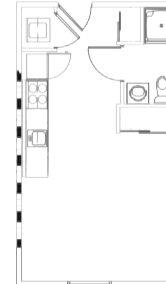
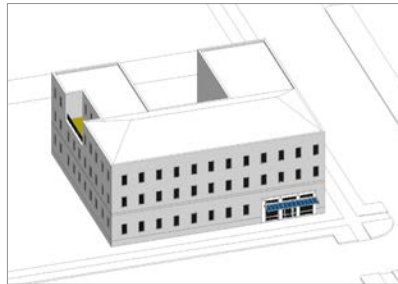
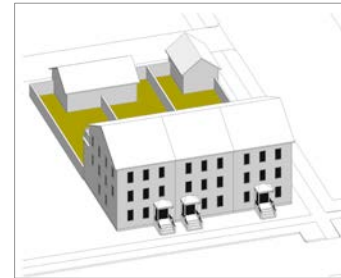
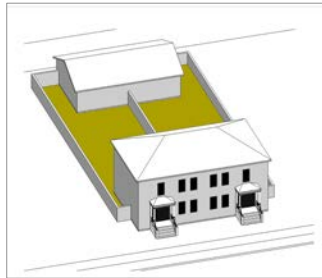
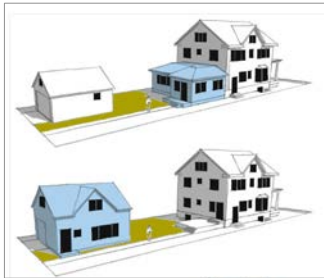
Duplex



Cottage



Townhouse



Courtyard Building

Multiplex

Live-Work

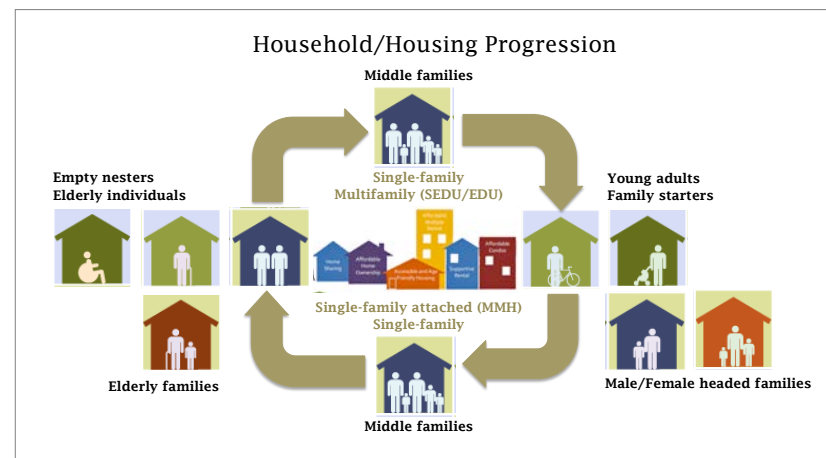
SEDU

- **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.

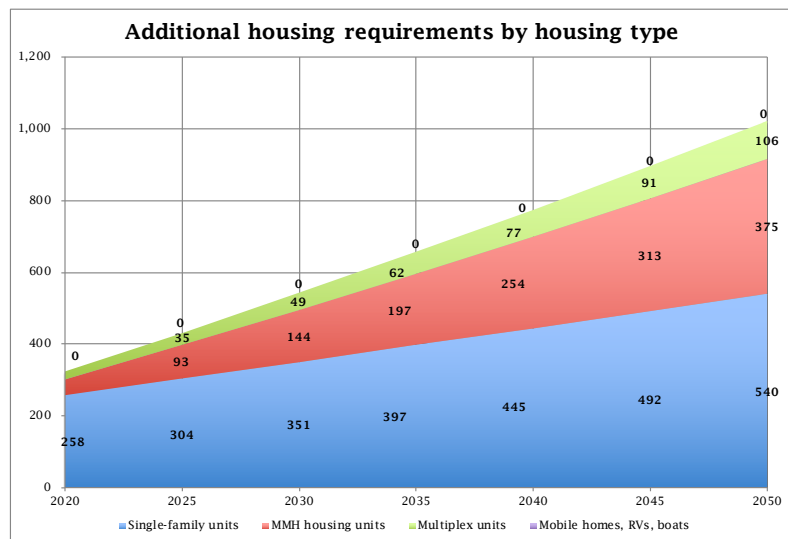
F. Housing requirements

- **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.

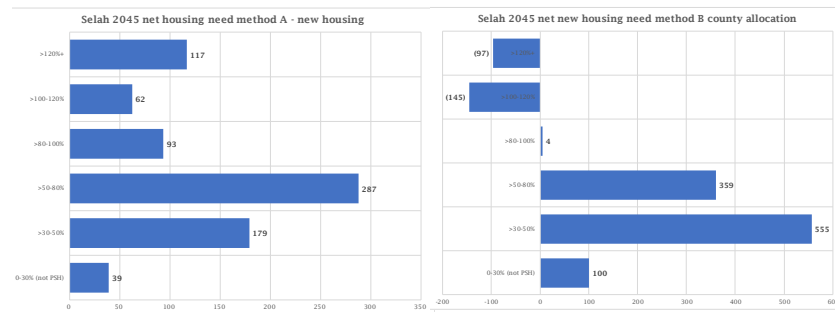
Or Method B - Fair share allocation

- **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:

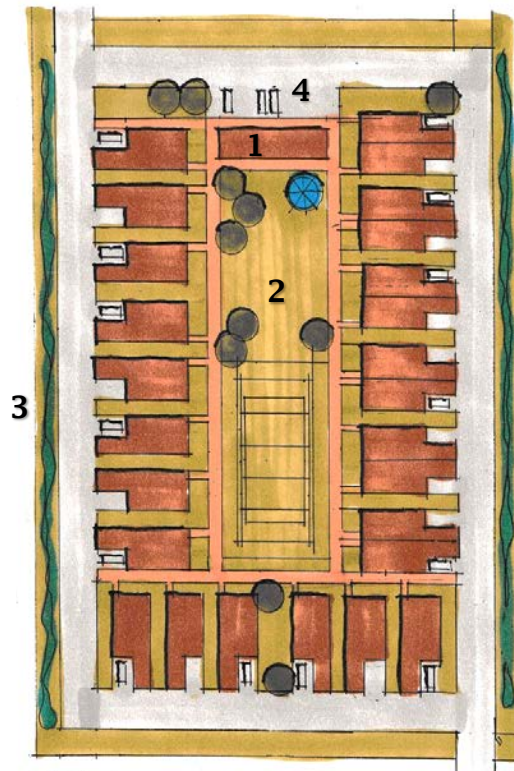
- the land was purchased and placed in a land trust,
 - permits, fees, utility connections, and impact fees were waived,
 - dwelling unit size was reduced,
 - modular construction was used instead of stick-built,
 - containers were used instead of stick-built or modular,
- to determine the impact each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

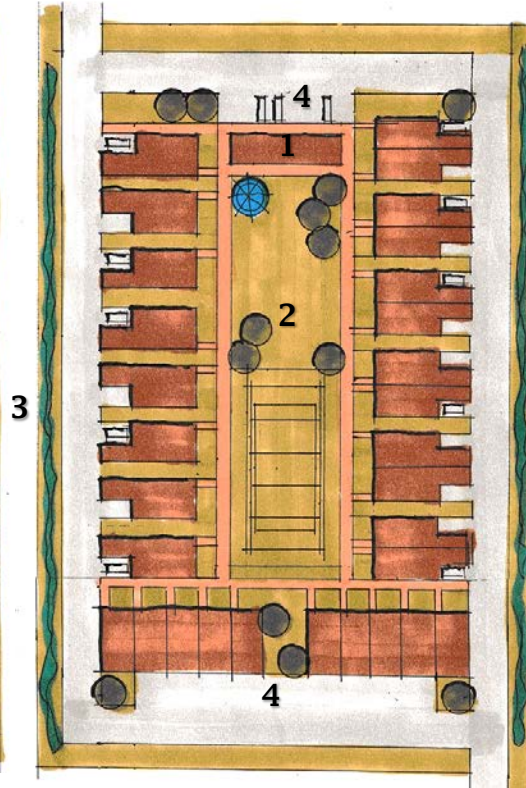
Measure	By measure	Cumulative*
Land trust	1.1-2.3%	1.1-2.3%
Fees and charges	0.4-0.7%	1.5-3.0%
Smaller units	9.5-12.6%	11.0-15.6%
Modular construction	12.7-26.0%	23.7-41.6%
Container construction	29.6-39.9%	40.6-55.5%

* 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.

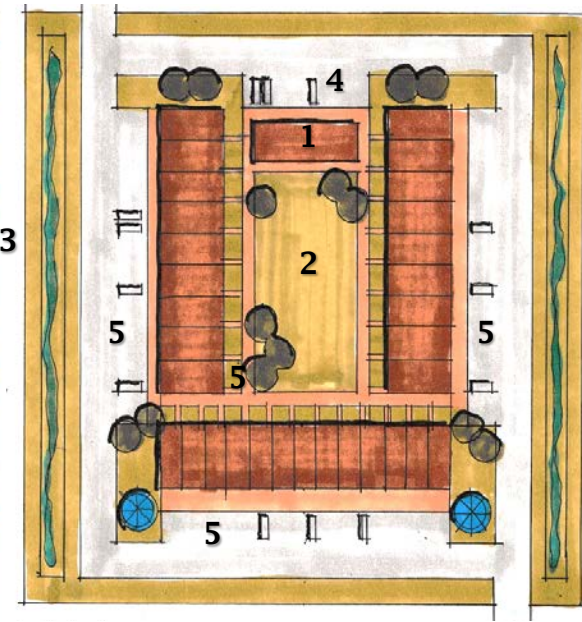


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



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	\$290,370
Development cost per single story rowhouse		13		\$383,809	\$376,369	\$373,553	\$329,862	\$288,048	\$232,296
Average square footage per single story rowhouse		800			800	800	700	700	700
Average square footage per single story rowhouse		640			640	640	540	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	\$258,432
Development cost per single story rowhouse		26		\$353,130	\$349,411	\$348,002	\$304,312	\$262,498	\$206,745
Average square footage per single story rowhouse		800			800	800	700	700	700
Average square footage per single story rowhouse		640			640	640	540	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