



SELAH CITY COUNCIL

January 23, 2024

5:30 p.m. – Regular Scheduled Meeting

Significant items on the Agenda – such as Consent Agenda Items, Public Hearings, Ordinances and Resolutions
– will have an explanatory Agenda Item Sheet (AIS)

A yellow AIS cover page indicates an action item.

A blue AIS cover page indicates an informational/non-action item.



Selah City Council
Meeting Date: January 23, 2024
5:30 p.m.: Regular Meeting

Mayor: Roger Bell
Councilmembers: Kevin Wickenhagen
Jared Iverson
Elizabeth Marquis
Clifford Peterson
William Longmire
Michael Costello
David Monaghan
City Administrator: Rich Huebner
City Attorney: Rob Case
Clerk/Treasurer: Kimberly Grimm

City of Selah
115 W. Naches Ave.
Selah, WA 98942

AGENDA

- 1) **Call to Order – Mayor Bell**
- 2) **Roll Call**
- 3) **Registering in record of councilmember absence(s) as excused absence(s), per SMC 1.06.070**
Absent Member: Councilmember Monaghan
- 4) **Pledge of Allegiance**
- 5) **Invocation with Josiah Shenk from Harvest Church, Selah**
- 6) **Announcement of changes, if any, from previously-published Agenda**
- 7) **Getting to know local businesses, agencies and/or people (up to 5 minutes total)**
- 8) **Comments from the public (up to 30 minutes total)**

The City of Selah is a non-charter code city and we are presently conducting a regular meeting between the Mayor and City Council. A maximum of thirty minutes will be allotted for public comments.

Common-sense standards of decorum apply. Comments must be respectful; no profanity or insults are allowed. Comments pertaining to City business and official actions are the most valued, but comments pertaining to City officials' ability to fulfill their job duties due to events, actions, or activities that occurred outside the scope of their duties as a City official may also be offered. Constructive criticism of City officials is allowed including constructive criticism specifically mentioning City officials or employees by name as to official actions, but defamation, personal attacks and impertinent assertions are not allowed.

Commenters are limited to one comment per meeting and each comment is subject to a duration limit. City staff may disallow or modify any received written comment that exceeds its duration limit or that is deemed inappropriate, and the Mayor or Presiding Officer may turn off the podium microphone or otherwise silence any in-person comment that exceeds its duration limit or is deemed inappropriate.

These standards are subject to revision and will be updated whenever necessary in order to comply with constitutional requirements.

- A. Pre-arranged oral comments (up to 5 minutes each): None
- B. Reading of received written comments (up to 2 minutes each): None
- C. Oral comments by people in attendance (up to 2 minutes each):

9) **Proclamations/announcements**

- A. Presentation of Community Service Awards to Four Local Community Members:
Natalie Barnett, Myranda Bellotti, Gabrielle Felix, and Isabella Hovorka.

10) **Consent Agenda**

Consent Agenda items are listed with an asterisk (). Those items are considered routine and will be addressed via a joint motion, without any discussion or debate. However, upon the request of any Councilmember an item will be removed from the Consent Agenda, will be addressed separately, and will be subject to discussion and debate.*

- A. Treesa Morales * Approval of Minutes from January 9, 2023 Study Session and Council Meeting
- B. Kimberly Grimm * Approval of Claims & Payroll
- C. Rocky Wallace * Resolution Authorizing the Mayor to Sign “Task Order No. 2” with Gray & Osborne, Inc., for Professional Services Related to the City’s East Orchard Avenue Sidewalk Project
- D. Rocky Wallace * Resolution Adopting the City’s Local Road Safety Plan
- E. Rocky Wallace * Resolution Authorizing the Mayor to “Task Order No. 2024-02” with HLA Engineering and Land Surveying, Inc., for Professional Services Related to the City’s Lyle Avenue Water Main Improvements Project

11) **Public Hearings**

- A. Open Record Public Hearing to Consider Approval and Adoption of the City of Selah’s 2023 Housing Action Plan

12) **General Business**

- A. New Business - None
- B. Old Business - None

13) **Resolutions**

- A. Jeff Peters Resolution approving and adopting the City of Selah’s 2023 Housing Action Plan

- B. Rocky Wallace Resolution Declaring that an Emergency Exists Due to Unexpected Failure of the Influent Screen at the City's Wastewater Treatment Plant; Waiving all Typically-Applicable Competitive Bidding Requirements; Authorizing the Public Works Director to Sign One or More Contracts to Purchase all Necessary Replacement Equipment and to Obtain all Necessary Planning and/or Installation Services Without Delay or Further Approval; Authorizing All Necessary Work to Commence Without Delay or Further Approval; And Providing for Publication of Summary and Financial Estimate

14) **Ordinances - None**

15) **Reports/Announcements**

- A. Departments
- B. Councilmembers, personally and on behalf of committees and boards
- C. City Attorney
- D. City Administrator
- E. Mayor or Presiding Officer, personally and on behalf of committees and boards

16) **Executive Session - None**

17) **Closed Session - None**

18) **Adjournment**

Next Regular Study Session and Meeting: February 13, 2024 at 4:30 p.m.



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: 1-A

Informational Item

Title: Presentation of Community Awards

From: Roger Bell, Mayor

Action Requested: Informational - No Action Needed

Background/Findings/Facts: Mayor Bell would like to recognize four young women in the community for their outstanding achievement in the "Horsing Around" competition. The following honorable mentions are:

1. Natalie Barnett
2. Myranda Bellotti
3. Gabrielle Felix
4. Isabella Hovorka



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: **10-A***

Action Item

Title: Approval of Meeting Minutes from January 9, 2024 Council Meeting

From: Treesa Morales, Executive Assistant

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: N/A

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: N/A

Recommended Motion: I move to approve the Consent Agenda in the form presented (This item is part of the consent agenda).

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date: **Action Taken:** None

City of Selah
City Council Meeting Minutes
January 9, 2024

Mayor Bell called the Study Session to order at 4:30 p.m. Public Works Director, Rocky Wallace introduced the subject and City Engineering Tech, Matthew Taylor. Mr. Taylor presented the material.

After presentation,

Councilmember Wickenhagen asked about the feedback from Washington State Department of Transportation (WSDOT) regarding motor vehicle incidences on the highways through town. Mr. Taylor said they do not receive much feedback, but the main thing they have been talking about with WSDOT is situation at Southern and First Street with the volume of traffic entering and exiting the City.

Public Works Director, Rocky Wallace added information about the “Fruity Pebbles” project to create another connection to the interstate. Mr. Wallace said the City has been discussing it with WSDOT, but ultimately, it will be an WSDOT project until it hits our Urban Growth Boundary. Mr. Wallace also added that the Southern and First St. intersection is the second busiest intersection in the County, so it’s a serious issue.

After more discussion from council, Mayor Bell thanked Rocky and Matthew for the information and said Council would take a break until the regular meeting begins at 5:30p.m.

City of Selah City Council Meeting Minutes January 9, 2024

Call to Order

Mayor Bell called the meeting to order at 5:30 p.m.

Roll Call

Councilmembers Present: David Monaghan, Clifford Peterson, Elizabeth Marquis, Michael Costello, Kevin Wickenhagen, William Longmire, Jared Iverson

Staff Present: Rich Huebner, City Administrator; Rob Case, City Attorney; James Lange, Fire Chief; Rocky Wallace, Public Works Director; Kimberly Grimm, City Clerk/Treasurer; Jeff Peters, Community Development Supervisor; Zack Schab, Recreation Director, and Treesa Morales, Executive Secretary.

Pledge of Allegiance was said by all in attendance

Invocation

Pastor Jason Williams from Harvest Church, Selah provided prayer

Comments from the public

Mayor Bell announced to the audience that the rules for public comments are posted on the sign in table.

Katrina Henkel with the Selah Downtown Association (SDA) presented an update on the SDA and events they are working on.

Next, Mary Schuler presented her concerns over the Selah School District long term facility plan. After 2 minutes, the alarm sounds and Councilmember Longmire made a motion to provide Ms. Schuler with two more minutes of time, which was granted. Ms. Schuler continued and explained her worry that if the School District puts a bond to the public this year it could jeopardize the bond for the police station.

Then Cambree Gordon read a letter to the council which thanked them for the opportunity to be an audience member.

Consent Agenda (all items listed with an asterisk (*) are considered part of the consent agenda and are enacted in one motion).

Mayor Bell presented the stipulations of the Consent Agenda. Councilmember Wickenhagen moved to add item 13-D to the Consent Agenda. Councilmember Marquis seconded. Councilmember Costello moved to approve the consent agenda as amended. Councilmember Iverson said he wanted to remove item 10-F from the consent agenda. Mayor Bell restated the

motion and noted that item 10-F would now become Resolution 13-J in the regular list of Resolutions. Councilmember Costello moved again to approve the Consent Agenda as amended. Councilmember Wickenhagen seconded. Mayor Bell restated the motion and asked council for discussion. Hearing none, Mayor Bell requested a voice vote to approve the motion. By voice vote motion carries.

Approved Consent Agenda:

- A. Treesa Morales Approval of Minutes: December 12, 2023 Council Meeting
- B. Kimberly Grimm Approval of Claims and Payroll:
Payroll Checks No. 85951-85961 for a total of \$309,850.52
Claim Checks No. 180898-180957 for a total of \$233,313.90
- C. Jennifer Leslie Review of Planning Commission Meeting Minutes from November 21, 2023 Meeting
- D. Rocky Wallace Resolution Authorizing the Mayor to Sign “Task Order No. 2023-08” with HLA Engineering and Land Surveying, Inc., for Professional Services Related to the City’s Water and Sewer Rate Study Project
- E. Rocky Wallace Resolution Declaring Used Water Meter Boxes and Lids as Surplus, and Authorizing the Disposition and Sale
- F. Rocky Wallace Resolution 13-D. Resolution Declaring the Valleyview Avenue, South Third Street and Southern Avenue Improvements Project to be Complete and Accepting the Work and Materials

General Business:

12.A.i) Discussion of Mayor Pro Tempore.

Mayor Bell introduced the subject and purpose. Councilmember Iverson nominated Councilmember Wickenhagen for the position of Mayor Pro Tem. Councilmember Wickenhagen accepted the nomination. Mayor Bell requested roll call to confirm the nomination. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

12.A.ii) City Council Committee Assignments.

Mayor Bell introduced this item and read the list of assignments included in the packet. City Administrator Huebner noted SMC 1.27.020 requires the appointment of a council representative to the LAC Committee to be approved via Council Resolution. Mr. Huebner stated he would begin working on a resolution during the meeting, and requested council allow it to be added to the agenda at the end of the meeting. Councilmembers nodded their approval.

12.A.iii) Discussion of 2024 Council Retreat.

City Administrator Huebner introduced this item and explained the purpose. After discussion, the Council decided on March 5th, 2024. Mr. Huebner said staff would begin working on the agenda and requested Councilmembers to send any ideas or requests for discussion topics to be sent to him as soon as possible. Mayor Bell reiterated his requests for Councilmembers to send their topics as soon as possible.

Resolutions.

Resolution 13-A. Resolution Authorizing the Mayor to Sign “Agreement No. 38253” with Yakima County in Conjunction with the American Rescue Plan, Coronavirus State and Local Fiscal Recovery Funds Award.

Introduced by Mayor Bell. Presented by Public Works Director, Rocky Wallace. After discussion,

City Administrator Huebner asked Rocky to let Council know of the update he received on the match requirement. Mr. Wallace told Council that previously the City was told they would be required to provide a 10% match, but that is no longer needed.

Councilmember Wickenhagen moved to approve the resolution as presented. Councilmember Peterson seconded. Mayor Bell restated the motion and asked Council for any more discussion. Hearing none, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Resolution 13-B. Resolution Authorizing the Mayor to Sign a Two-Page Transportation Improvement Board Updated Cost Estimate and Two-Page Project Accounting History Form, for the Fremont Avenue Overlay Project

Introduced by Mayor Bell. Presented by Public Works Director, Rocky Wallace. After discussion,

Councilmember Peterson moved to approve the resolution as presented. Councilmember Iverson seconded. Mayor Bell restated the motion and asked Council for any discussion. Hearing none, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Resolution 13-C. Resolution Authorizing the Mayor to “Task Order No. 2024-01” with HLA Engineering and Land Surveying, Inc., for Professional Services Related to the City’s East Goodlander Road / Lancaster Road Traffic Signal Project

Introduced by Mayor Bell. Presented by Public Works Director, Rocky Wallace. After discussion,

Councilmember Iverson moved to approve the resolution as presented. Councilmember Wickenhagen seconded. Mayor Bell restated the motion and asked Council for any discussion.

Councilmember Marquis asked about the engineering fees. Mr. Wallace explained how the numbers were determined based on the required 10% match for this project. Councilmember Marquis confirmed that the School District is ultimately paying the 10% match, correct? Mr. Wallace confirmed, yes.

Hearing no further discussion, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Resolution 13-D was moved to consent agenda.

Resolution 13-E. Resolution Adopting the City’s Public Participation Plan for the Middle Housing Grant

Introduced by Mayor Bell. Presented by Community Development Supervisor, Jeff Peters. After discussion,

Councilmember Costello moved to approve the Resolution as presented. Councilmember Peterson seconded. Mayor Bell restated the motion and asked Council for any discussion.

Councilmember Wickenhagen commented to Mr. Peters that he does not see where Council is involved in the process until the very end. Mr. Peters explained that Council is welcome at all of the outreach events and Planning Commission meetings, as well as Councilmembers are encouraged to present their comments or concerns to Mr. Peters to convey to the Planning Commission and Consultant.

Councilmember Costello asked if Councilmembers were automatically included in the planned electronic update/newsletter. Mr. Peters explained the process of providing the community with a way to sign up for newsletters. Mrs. Morales said to Mr. Costello that Councilmembers are not automatically signed up, but she would happy to do so for them if they want. Mr. Huebner requested that all seven Councilmembers be automatically signed up for the newsletter.

Mr. Longmire stated his concern that he believes there should be more information provided on social media since that is where many people are getting their information. After discussion, Mr. Huebner suggested that Council approve the Resolution today and staff can return to the next meeting with an additional social media section.

Mayor Bell restated the motion and requested roll call from Mrs. Morales. City Attorney interjected stating that there needs to be a motion to direct staff to modify what is in front of the Council and to direct staff to make changes. Councilmember Wickenhagen moved to approve the Resolution with the amendments. Councilmember Costello seconded. Executive Assistant Morales called roll for the sub. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Resolution 13-F. Resolution Authorizing the Mayor to Sign an Updated Authorization Form for Investment of City of Selah Monies in the Local Government Investment Pool (LGIP)

Introduced by Mayor Bell. Presented by City Clerk/Treasurer, Kimberly Grimm. After discussion,

Councilmember Wickenhagen moved to approve the Resolution. Councilmember Iverson seconded. Mayor Bell restated the motion and asked council for discussion. Hearing none, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Resolution 13-G. Resolution Authorizing the Mayor to Sign and Transmit a Contractual Purchase Offer on Three Real Estate Properties, Authorizing Staff to Engage an Escrow Company, Authorizing Staff to Deliver the Purchase Funds and Additional Closing Funds to the Escrow Company, and Authorizing the Mayor and Staff to Perform and Approval Other Necessary Actions to Effectuate Closing of the Contemplated Transaction

Introduced by Mayor Bell, and presented by City Attorney Rob Case. After presentation and briefing the new Councilmembers on the history behind the process that led to this offer, and explained that \$600,000 of the cost to purchase the building would be paid for using ARPA funds. Mr. Huebner added that the purchase is a good financial decision for the City, but also the City does not plan to have this building be the permanent home for the Police Station. Mr. Huebner explained that the City still plans on putting a bond on a future ballot for a new Police Station.

Councilmember Monaghan noted that in the agreement, it appears the seller does not pay anything regarding closing costs or similar. Mr. Case confirmed, and stated that the purchase price is lower than originally planned which off sets the extra costs.

Mayor Bell restated that this is not the permanent location for the Police Station, and also there are no realtor fees because neither party is using a realtor for the purchase or sale.

Councilmember Marquis made a motion to approve the Resolution and purchase of the building. Councilmember Iverson seconded. Mayor Bell restated the motion and asked for any more discussion. After more discussion, Mayor Bell asked Executive Assistant Morales to call roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Resolution 13-H. Amendment No. 1 to the Professional Services Agreement with the Yakima Valley Council of Governments (YVCOG) for the Establishment and Governance of the Operation of Yakima Valley Local Crime Lab (YVLCL)

Introduced by Mayor Bell. Presented by City Administrator, Rich Huebner. After discussion,

Councilmember Peterson moved to approve the Resolution as presented. Councilmember Costello seconded. Mayor Bell restated the motion and asked Council for any discussion. Hearing none, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – abstain; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries with 6 yes votes and one abstain.

Resolution 13-I. Resolution Authorizing the City Administrator to Sign the Combined Quotes and Professional Services Agreements with Springbrook Express, Xpress Bill Pay, and Databar Billing Statements

Introduced by Mayor Bell. Presented by City Clerk/Treasurer, Kimberly Grimm. After discussion,

Councilmember Iverson stated his concerns over the start-up costs and asked for more details. Mrs. Grimm explained that, among other things, the start up includes the software for financial, utility, payroll and reporting, and cash receipting, and also includes them going and gathering all the data for the past three years out of Vision, which will allow the City to have some archive data for comparison.

Councilmember Iverson asked if it would eliminate the need for electronic timecards. Mrs. Grimm said it could. Mr. Iverson asked again about the start up costs and how it was going to make it function better than Vision. After more discussion and explanation on the needs, Mr. Huebner explained that after the start up fees, the annual fee is \$17,000 for all three parts, which is less expensive than Vision. Councilmember Longmire asked if any other companies have been considered? Mr. Huebner explained that both himself and Mrs. Grimm have extensive professional background with Springbrook and many surrounding municipalities are already using it. Mr. Huebner stated they spoke with the payroll staff and they are excited about the change as well. Mr. Huebner also notified council that the start up costs are more than made up by the savings from Public Works, since there is no longer a 10% match for their project, and Springbrook will be approximately \$5,000 less per year than Vision.

Councilmember Costello moved to approve the resolution as presented. Councilmember Peterson seconded. Mayor Bell restated the motion and asked Council for any more discussion. Hearing none, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – no. Motion passes with six (6) yes votes and one (1) no vote.

City Attorney Case told Council there is a housekeeping item, and that when a Councilmember abstains from voting, that member needs to announce a reason. Mr. Case requested Councilmember Wickenhagen provide an explanation as to his purpose from abstaining from the vote in Resolution 13-H. Councilmember Wickenhagen stated he abstained because he has a personal relationship with a member of YVCOG. Mr. Case thanked Councilmember Wickenhagen and confirmed that this relationship could be perceived as a possible conflict of interest? Mr. Wickenhagen stated, yes.

Mayor Bell reminded Council that Consent Agenda item 10-F was removed and has now become Resolution 13-J, which will be discussed now.

Resolution 13-J. Resolution Authorizing the Mayor to Execute a Professional Services Agreement for Janitorial Services

Presented by City Administrator, Rich Huebner. After presentation,

Councilmember Peterson moved to approve the Resolution as presented. Councilmember Costello seconded. Mayor Bell restated the motion and asked Council for discussion.

Councilmember Iverson asked about accountability. Mr. Iverson stated he really does not want to fall into the same rut as before and asked how certain issues would be addressed? Mr. Huebner explained that in his conversations with Ms. Betty, the owner of Operation Omni, she stated that one of the issues from before was the lack of communication. Mr. Huebner explained that he has assigned Ms. Betty a primary contact at each facility, Public Works, City Hall, and the Civic Center. Mr. Huebner stated that doing so would ensure communication is better.

Councilmember Iverson noticed that the Police Department is not included in the contract. Mr. Huebner confirmed, and stated that he will work with Chief Christman to find a service for their building.

Councilmember Marquis asked how, specifically, communication would be improved. Community Services Manager, Zack Schab, came to the podium and explained their process and its success in the past.

Councilmember Iverson stated that in the past Ms. Betty was doing the work on her own. Mr. Iverson asked if she now has a second employee to help? Mr. Schab confirmed, yes. And the service has been excellent since Operation Omni is back in their building.

Hearing no further discussion, Mayor Bell requested roll call from Mrs. Morales. Executive Assistant Morales called roll. Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Ordinances.

Ordinance 14.A. Ordinance Adopting New Sections 6.02.060, 6.02.070, 6.02.080 and 6.02.090 of the Selah Municipal Code, Pertaining to the Use and Possession of Controlled Substances and the Possession of Drug Paraphernalia; Providing for Severability; Authorizing Corrections; and Directing Publication and Establishing an Effective Date.

Introduced by Mayor Bell and presented by City Attorney, Rob Case. After presentation, Councilmember Costello moved to approve the Ordinance as presented. Councilmember Peterson seconded.

Mayor Bell restated the motion and asked for discussion. Hearing no discussion, Mayor Bell requested roll call. Mrs. Morales called roll: Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Ordinance 14-B. Ordinance Amending the 2024 Base Salary and Wage Schedule for Unrepresented (a/k/a Non-Union) Positions.

Introduced by Mayor Bell and presented by City Administrator, Rich Huebner. After presentation, Councilmember Wickenhagen moved to approve the Ordinance as presented. Councilmember Iverson seconded.

Mayor Bell restated the motion and asked for discussion. Hearing no discussion, Mayor Bell requested roll call. Mrs. Morales called roll: Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

Department Updates

Community Services Manager, Zack Schab, provided update.
Community Development Supervisor, Jeff Peters, provided update.
Public Works Director, Rocky Wallace, provided update.
City Clerk/Treasurer, Kimberly Grimm, provided update.

Councilmember Peterson provided update on his attendance at the December YVOCG meeting. Councilmember Wickenhagen provided an update on the Yakima Valley Crime Lab. Councilmember Longmire stated he is happy to be here and part of the Council.

Human Resources Manager/Public Records Manager, Treesa Morales, provided update.

City Administrator, Rich Huebner requested that a Councilmember make a motion to add the Resolution regarding the Council appointment for the LTAC Committee to the agenda. Councilmember Iverson made a motion to add item 13-K to the agenda. Councilmember Costello seconded.

Mayor Bell restated the motion and asked for discussion. Hearing no discussion, Mayor Bell requested roll call. Mrs. Morales called roll: Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

City Administrator, Rich Huebner read the following Resolution onto the Agenda:

RESOLUTION APPOINTING MEMBERS OF LODGING TAX ADVISORY COMMITTEE (LTAC) FOR YEAR OF 2024

WHEREAS, Selah Municipal Code (SMC) chapter 1.27, in conjunction with state law, governs the membership of the Lodging Tax Advisory Committee (LTAC) for the City; and

WHEREAS, each January, the Mayor and City Council must decide who will occupy the five LTAC Member positions during that January's calendar year; and

WHEREAS, a total of five Member positions exist; one Member position must be occupied by an elected City official who will then serve as the LTAC Chair; two Member positions must be occupied by representatives of businesses that are located in the city which are required to collect the tax; the final two Member positions must be occupied by representatives, individuals or entities that are located in the city and involved in activities that are eligible to receive LTAC revenues; and if any vacancy(ies) occur during the year, the Mayor will make subsequent nomination(s) to fill the vacancy(ies) and the City Council will again have the authority to approve or disapprove such nomination(s) via a subsequent Resolution; and

WHEREAS, the Mayor has nominated City Councilmember Kevin Wickenhagen to serve as the LTAC Chair, and the City Council finds that good cause exists to confirm Mr. Wickenhagen's appointment as the LTAC Chair;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that City Councilmember Kevin Wickenhagen is hereby appointed as the LTAC Chair, and, furthermore, the remaining four LTAC positions shall continue to be occupied by the preexisting LTAC members who were appointed during 2023 via Resolution No. 2966.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 9th day of January, 2024.

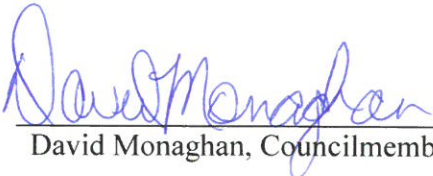
After reading the Resolution, Councilmember Monaghan made a motion to approve the Resolution as presented. Councilmember Peterson seconded. Mayor Bell restated the motion and asked for discussion. Hearing no discussion, Mayor Bell requested roll call. Mrs. Morales called roll: Councilmember Monaghan – yes; Councilmember Peterson – yes; Councilmember Marquis – yes; Councilmember Costello – yes; Councilmember Wickenhagen – yes; Councilmember Longmire – yes; Councilmember Iverson – yes. Motion carries.

After vote, Mr. Huebner provided an update on the Fire Department from a written report received from Chief Lange.

Adjournment

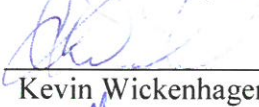
Councilmember Peterson moved to adjourn the meeting. Councilmember Wickenhagen seconded. By voice vote, motion carries.

Meeting ended at 8:17 p.m.




David Monaghan, Councilmember

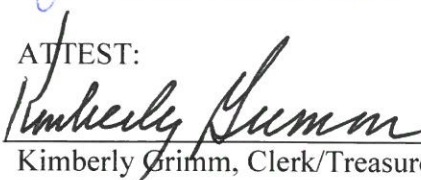
Elizabeth Marquis, Councilmember



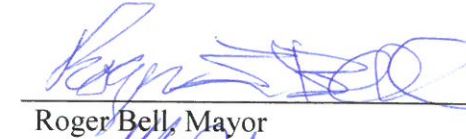
Kevin Wickenhagen, Councilmember



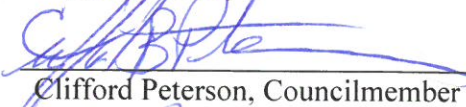
Jared Iverson, Councilmember

ATTEST:


Kimberly Grimm, Clerk/Treasurer



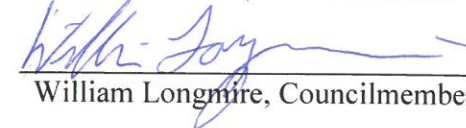
Roger Bell, Mayor



Clifford Peterson, Councilmember



Michael Costello, Councilmember



William Longmire, Councilmember



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: 10-B*

Action Item

Title: Approval of Claims and Payroll

From: Kimberly Grimm, City Clerk/Treasurer

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: N/A

Fiscal Impact: See attached payroll and claims directories

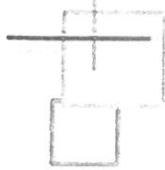
Funding Source: N/A

Background/Findings/Facts: N/A

Recommended Motion: I move to approve the Consent Agenda in the form presented (This item is part of the consent agenda).

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date: **Action Taken:** None



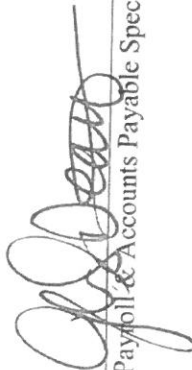
Payroll Register 01/12/2024

| EMPLOYEE | PERIOD | GROSS PAY |
|---------------------|--------------------------|------------|
| Anderson, Nathan G | 2024 - JAN - 1ST COUNCIL | \$617.11 |
| Apodaca, Dylan D | 2024 - JAN - 1ST COUNCIL | \$2,014.88 |
| Beers, Matthew K | 2024 - JAN - 1ST COUNCIL | \$62.35 |
| Biggers, Tim | 2024 - JAN - 1ST COUNCIL | \$429.90 |
| Choque, Jose | 2024 - JAN - 1ST COUNCIL | \$112.68 |
| Daniels, Cynthia R | 2024 - JAN - 1ST COUNCIL | \$76.20 |
| Derby, Dwight M | 2024 - JAN - 1ST COUNCIL | \$398.50 |
| DuBois, Andre W | 2024 - JAN - 1ST COUNCIL | \$877.80 |
| Everitt, Aaron | 2024 - JAN - 1ST COUNCIL | \$693.71 |
| Freeborn, Kyle | 2024 - JAN - 1ST COUNCIL | \$163.01 |
| Goodwin, Daniel | 2024 - JAN - 1ST COUNCIL | \$47.69 |
| Gordon, Chloe L | 2024 - JAN - 1ST COUNCIL | \$692.48 |
| Hansen, Alexandria | 2024 - JAN - 1ST COUNCIL | \$63.72 |
| Holbrook, Amy | 2024 - JAN - 1ST COUNCIL | \$196.26 |
| Holbrook, Bryce | 2024 - JAN - 1ST COUNCIL | \$399.73 |
| Holbrook, Colton | 2024 - JAN - 1ST COUNCIL | \$664.48 |
| Holland, Kevin | 2024 - JAN - 1ST COUNCIL | \$646.92 |
| Hull, Cathy | 2024 - JAN - 1ST COUNCIL | \$150.08 |
| Hurlburt, James H | 2024 - JAN - 1ST COUNCIL | \$400.82 |
| Lakey, Bobby | 2024 - JAN - 1ST COUNCIL | \$280.30 |
| McNett, Ryan P | 2024 - JAN - 1ST COUNCIL | \$391.12 |
| Messer Jr, Robert M | 2024 - JAN - 1ST COUNCIL | \$557.03 |
| Messer, Robert M | 2024 - JAN - 1ST COUNCIL | \$374.64 |
| Miller, Antone L | 2024 - JAN - 1ST COUNCIL | \$1,717.29 |
| Miller, Nathan | 2024 - JAN - 1ST COUNCIL | \$1,172.13 |
| Moore, Gerard E | 2024 - JAN - 1ST COUNCIL | \$426.21 |
| Ramos, Eugene | 2024 - JAN - 1ST COUNCIL | \$226.27 |
| Redtfeldt, Joshua | 2024 - JAN - 1ST COUNCIL | \$208.71 |
| Rosenkranz, John | 2024 - JAN - 1ST COUNCIL | \$114.07 |
| Rystrom, Randall | 2024 - JAN - 1ST COUNCIL | \$1,062.50 |
| Sisson, Nathan A | 2024 - JAN - 1ST COUNCIL | \$779.91 |
| Suhadolnik, Shane | 2024 - JAN - 1ST COUNCIL | \$208.26 |
| Taylor, Anna J | 2024 - JAN - 1ST COUNCIL | \$1,061.42 |
| Taylor, Jody L | 2024 - JAN - 1ST COUNCIL | \$200.55 |

| | | | |
|------------------------|---|--------------------------|---------------------|
| 86012 | Trujillo, Jason | 2024 - JAN - 1ST COUNCIL | \$721.26 |
| 86013 | Tucker, Chase A | 2024 - JAN - 1ST COUNCIL | \$142.24 |
| 86014 | Watson, Makenna C | 2024 - JAN - 1ST COUNCIL | \$135.30 |
| 86015 | Wehrman, Janelle | 2024 - JAN - 1ST COUNCIL | \$76.20 |
| 86016 | Wood, Jason W | 2024 - JAN - 1ST COUNCIL | \$460.38 |
| 86017 | Board For Volunteer Firefighters | 2024 - JAN - 1ST COUNCIL | \$4,050.00 |
| 86018 | Dept of Labor & Industries | 2024 - JAN - 1ST COUNCIL | \$9,019.79 |
| 86019 | Employment Security Department | 2024 - JAN - 1ST COUNCIL | \$443.78 |
| 86020 | Employment Security Department - PFML | 2024 - JAN - 1ST COUNCIL | \$1,775.05 |
| 86021 | Employment Security Department - WA CARES | 2024 - JAN - 1ST COUNCIL | \$780.61 |
| 86022 | HRV VEBATrust - PD & PW YA063 | 2024 - JAN - 1ST COUNCIL | \$2,957.80 |
| 86023 | Selah Firefighter's Assoc Fire Station #1 | 2024 - JAN - 1ST COUNCIL | \$1,230.00 |
| 86024 | Selah Firefighter's Assoc Fire Station #2 | 2024 - JAN - 1ST COUNCIL | \$100.00 |
| 86025 | Selah Firefighter's Assoc Fire Station #4 | 2024 - JAN - 1ST COUNCIL | \$270.00 |
| 86026 | Selah Firefighter's Assoc Fire Station #6 | 2024 - JAN - 1ST COUNCIL | \$40.00 |
| 86027 | Selah Police Association Employee Fund | 2024 - JAN - 1ST COUNCIL | \$290.00 |
| 86028 | Teamsters Local #760 - PD Dues | 2024 - JAN - 1ST COUNCIL | \$1,673.00 |
| 86029 | Vision Services Plan | 2024 - JAN - 1ST COUNCIL | \$16.50 |
| 86030 | WA State Council Police Officer Dues | 2024 - JAN - 1ST COUNCIL | \$187.50 |
| 86031 | Western Conf of Teamsters Pension Tr-PD | 2024 - JAN - 1ST COUNCIL | \$2,673.01 |
| 86032 | Western Conf of Teamsters Pension Tr-PW | 2024 - JAN - 1ST COUNCIL | \$1,830.40 |
| 86033 | Dept of Labor & Industries | 2024 - JAN - 1ST COUNCIL | \$9.24 |
| 86034 | Employment Security Department | 2024 - JAN - 1ST COUNCIL | \$1.80 |
| 86035 | Employment Security Department - PFML | 2024 - JAN - 1ST COUNCIL | \$7.22 |
| 86036 | Employment Security Department - WA CARES | 2024 - JAN - 1ST COUNCIL | \$5.23 |
| 86038 | Jones, Kenneth | 2024 - JAN - 1ST COUNCIL | \$213.69 |
| 86039 | Rodriguez, Eduardo | 2024 - JAN - 1ST COUNCIL | \$142.06 |
| 86040 | Dept of Labor & Industries | 2024 - JAN - 1ST COUNCIL | \$18.65 |
| 86041 | Employment Security Department | 2024 - JAN - 1ST COUNCIL | \$1.39 |
| 86042 | Employment Security Department - PFML | 2024 - JAN - 1ST COUNCIL | \$5.58 |
| 86043 | Employment Security Department - WA CARES | 2024 - JAN - 1ST COUNCIL | \$4.03 |
| 86044 | HRV VEBATrust - PD & PW YA063 | 2024 - JAN - 1ST COUNCIL | \$10.43 |
| 86045 | Arnold, Benjamin | 2024 - JAN - 1ST COUNCIL | \$207.44 |
| EFT01122024-AFLAC | AFLAC Remittance Processing | 2024 - JAN - 1ST COUNCIL | \$129.32 |
| EFT01122024-DCP | Dept of Retirement - Def Comp | 2024 - JAN - 1ST COUNCIL | \$3,679.83 |
| EFT01122024-DCP 2 | Dept of Retirement - Def Comp | 2024 - JAN - 1ST COUNCIL | \$721.79 |
| EFT01122024-DCP 3 | Dept of Retirement - Def Comp | 2024 - JAN - 1ST COUNCIL | \$13.71 |
| EFT01122024-DRS | Dept of Retirement Systems | 2024 - JAN - 1ST COUNCIL | \$32,991.30 |
| EFT01122024-DRS 2 | Dept of Retirement Systems | 2024 - JAN - 1ST COUNCIL | \$131.09 |
| EFT01122024-DRS 3 | Dept of Retirement Systems | 2024 - JAN - 1ST COUNCIL | \$110.58 |
| EFT01122024-FIT/FICA | Default Tax Vendor-Fed W/H, FICA/Medicare | 2024 - JAN - 1ST COUNCIL | \$56,887.76 |
| EFT01122024-FIT/FICA 2 | Default Tax Vendor-Fed W/H, FICA/Medicare | 2024 - JAN - 1ST COUNCIL | \$138.04 |
| EFT01122024-FIT/FICA 3 | Default Tax Vendor-Fed W/H, FICA/Medicare | 2024 - JAN - 1ST COUNCIL | \$104.86 |
| EFT01122024-WSSR | Washington State Support Registry | 2024 - JAN - 1ST COUNCIL | \$809.00 |
| JAN 12 2024 GOIN | Goin, Kelley D | 2024 - JAN - 1ST COUNCIL | \$52.23 |
| January 12, 2024 | Payroll Vendor | 2024 - JAN - 1ST COUNCIL | \$157,334.05 |
| | | | \$300,091.87 |

Payroll Approval

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of Selah, and that I am authorized to authenticate and certify to said claim.

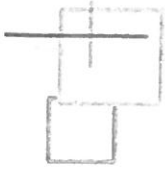

Payroll & Accounts Payable Specialist


City Clerk/Treasurer

Subscribed this 12th day of January, 2024

The following voucher/checks are approved for payment:

Voucher/check number 85978 through 86045 Total \$ 300,091.87
+ EFT0122024-AFLAC, FIT/FICA, DCP, DRS, WSSR



Accounts Payable Register 12/31/2023

Fiscal: 2023
Deposit Period: 2023 - DEC
Check Period: 2023 - DEC - Dec 31 2023

| Number | Name | Amount |
|---------------|---|--------------------|
| 180958 | Washington Teamsters Welfare Trust | \$54.65 |
| 180959 | Abadan | \$253.41 |
| 180960 | ABM | \$4,975.93 |
| 180961 | AmeriGas | \$593.28 |
| 180962 | Anatek Labs | \$1,950.00 |
| 180963 | Ausink Family Medicine | \$960.00 |
| 180964 | Autozone | \$79.43 |
| 180965 | Basin Disposal Of Yakima, LLC | \$86,787.13 |
| 180966 | Caprise Groo/Petty Cash | \$186.08 |
| 180967 | Centrisys Corporation | \$5,087.23 |
| 180968 | Centurylink - FD | \$146.43 |
| 180969 | Charter Communications | \$25.81 |
| 180970 | Christensen, Inc. | \$730.18 |
| 180971 | Cintas | \$146.42 |
| 180972 | City of Selah | \$11,906.96 |
| 180973 | Daniel Polage | \$9,000.00 |
| 180974 | Dorraine Bigby/Petty Cash | \$236.00 |
| 180975 | HD Fowler Company | \$44.60 |
| 180976 | Helms Hardware Company | \$326.05 |
| 180977 | Intercom Language Services | \$150.00 |
| 180978 | J & B Medical Supply Inc | \$299.94 |
| 180979 | James Lange/Petty Cash | \$30.00 |
| 180980 | KCDA Purchasing Cooperative | \$627.15 |
| 180981 | LabTest | \$180.00 |
| 180982 | Laura Conger/Petty Cash | \$135.55 |
| 180983 | Les Schwab Tires | \$337.89 |
| 180984 | LN Curtis & Sons | \$19,162.60 |
| 180985 | Margita A. Dornay, Attorney at Law | \$8,000.00 |
| 180986 | Medstar Cabulance, Inc. | \$11,193.31 |

| | | | |
|--------|--|------------|---------------------|
| 180987 | MES - Municipal Emergency Services | 12/31/2023 | \$1,337.95 |
| 180988 | MI Fluid Power Solutions / Kaman | 12/31/2023 | \$142.77 |
| 180989 | Michael Gause | 12/31/2023 | \$2,482.49 |
| 180990 | NCSI | 12/31/2023 | \$18.50 |
| 180991 | Northwest Autobody | 12/31/2023 | \$4,981.80 |
| 180992 | ODP Business Solutions, LLC | 12/31/2023 | \$133.91 |
| 180993 | RACOM Corporation | 12/31/2023 | \$60.04 |
| 180994 | Richard Brumley | 12/31/2023 | \$153.59 |
| 180995 | RMDT Junk Removal LLC | 12/31/2023 | \$810.23 |
| 180996 | Romimo, LLC | 12/31/2023 | \$5,000.00 |
| 180997 | Russell Landscaping, LLC | 12/31/2023 | \$758.10 |
| 180998 | Score Sports | 12/31/2023 | \$7,831.82 |
| 180999 | Selah Cleaners & Laundry LLC | 12/31/2023 | \$95.32 |
| 181000 | Shanley Pump & Equipment, Inc. | 12/31/2023 | \$6,707.13 |
| 181001 | SIRENNET | 12/31/2023 | \$362.48 |
| 181002 | Traffic Logix, Inc. | 12/31/2023 | \$4,256.19 |
| 181003 | TransUnion Risk & Alternative Data Solutions, Inc. | 12/31/2023 | \$81.23 |
| 181004 | US Postmaster | 12/31/2023 | \$771.19 |
| 181005 | Valley Septic Services LLC | 12/31/2023 | \$165.00 |
| 181006 | Washington Association of Sheriffs & Police Chiefs | 12/31/2023 | \$375.00 |
| 181007 | Washington State Department of Licensing | 12/31/2023 | \$552.00 |
| 181008 | Washington State Department of Transportation - Yakima | 12/31/2023 | \$1,059.92 |
| 181009 | Washington State Patrol | 12/31/2023 | \$106.00 |
| 181010 | Yakima County Sheriff's Office | 12/31/2023 | \$27,666.50 |
| 181011 | Yakima Valley Tourism | 12/31/2023 | \$1,500.00 |
| 181012 | Yakima Worker Care | 12/31/2023 | \$155.00 |
| | TotalCheck | | \$231,170.19 |
| | Total | | \$231,170.19 |
| | Grand Total | | \$231,170.19 |

Claims Voucher/Check Approval

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claim is a just, due, and unpaid obligation against the City of Selah, and that I am authorized to authenticate and certify to said claim.

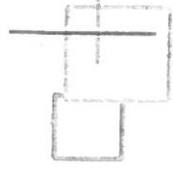

Accounts Payable Specialist


Clerk/Treasurer

Subscribed this 31st day of December, 2023

The following voucher/checks are approved for payment:

Voucher/check numbers 180958 through 181012 Total \$ 231,170.19



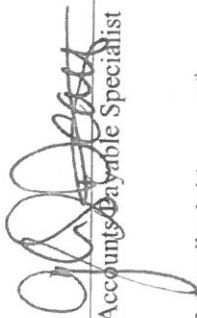
Accounts Payable Register 01/09/2024

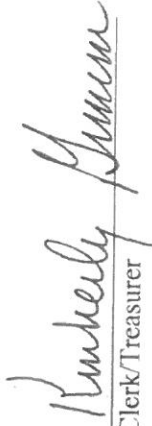
Fiscal: 2024
Deposit Period: 2024 - JAN
Check Period: 2024 - JAN - 1ST COUNCIL

| Check | Name | Amount |
|---------------|--|---------------------|
| 181013 | Central Washington Insurance, Inc. | \$15,545.42 |
| 181014 | City Of Union Gap | \$11,165.00 |
| 181015 | City of Yakima | \$4,000.00 |
| 181016 | Consolidated Communications | \$2,601.01 |
| 181017 | Culligan Yakima | \$97.41 |
| 181018 | Helms Hardware Company | \$199.95 |
| 181019 | Jennifer Scott | \$674.55 |
| 181020 | LeadsOnline, LLC | \$2,329.00 |
| 181021 | LN Curtis & Sons | \$87,483.55 |
| 181022 | Minert & Associates | \$327.00 |
| 181023 | Otis Elevator Company | \$6,642.91 |
| 181024 | Planning Association of Washington | \$450.00 |
| 181025 | Washington Cities Insurance Authority | \$777,271.00 |
| 181026 | Washington Law Enforcement Information & Records Assoc. | \$50.00 |
| 181027 | Washington State Bar Association | \$573.00 |
| 181028 | Yakima Valley Conference of Government | \$9,006.00 |
| 181029 | Yakima Valley Tourism | \$1,796.00 |
| | TotalCheck | \$920,211.80 |
| | Total | \$920,211.80 |
| | Grand Total | \$920,211.80 |

Claims Voucher/Check Approval

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claim is a just, due, and unpaid obligation against the City of Selah, and that I am authorized to authenticate and certify to said claim.

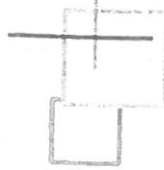

Accounts Payable Specialist


Clerk/Treasurer

Subscribed this 9th day of January, 2024

The following voucher/checks are approved for payment:

Voucher/check numbers 181013 through 181029 Total \$ 920,211.80

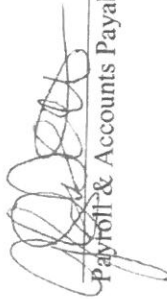


Payroll Register 12/29/2023

| Payroll ID | Agency | Payroll Period | Amount |
|-----------------------------|---|--------------------------|---------------------|
| 85962 | Wickenhagen, Charles K | 2023 - DEC - 2ND COUNCIL | \$295.67 |
| 85963 | City of Selah | 2023 - DEC - 2ND COUNCIL | \$2,153.50 |
| 85964 | Dept of Labor & Industries | 2023 - DEC - 2ND COUNCIL | \$8,168.51 |
| 85965 | Employment Security Department | 2023 - DEC - 2ND COUNCIL | \$596.94 |
| 85966 | Employment Security Department - PFML | 2023 - DEC - 2ND COUNCIL | \$2,043.21 |
| 85967 | Employment Security Department - WA CARES | 2023 - DEC - 2ND COUNCIL | \$1,007.38 |
| 85969 | Selah Police Association Employee Fund | 2023 - DEC - 2ND COUNCIL | \$290.00 |
| 85970 | Teamsters Local #760 - PW Dues | 2023 - DEC - 2ND COUNCIL | \$977.00 |
| 85971 | Trusteed Service Plan | 2023 - DEC - 2ND COUNCIL | \$975.00 |
| 85972 | Vision Services Plan | 2023 - DEC - 2ND COUNCIL | \$126.32 |
| 85973 | Washington Teamsters Welfare Tr-Medical | 2023 - DEC - 2ND COUNCIL | \$90,417.60 |
| 85974 | Washington Teamsters Welfare Trust | 2023 - DEC - 2ND COUNCIL | \$9,494.40 |
| 85975 | Western Conf of Teamsters Pension Tr-PD | 2023 - DEC - 2ND COUNCIL | \$2,507.24 |
| 85976 | Western Conf of Teamsters Pension Tr-PW | 2023 - DEC - 2ND COUNCIL | \$1,664.00 |
| 85977 | HRA VEBA Trust - PD & PW YA063 | 2023 - DEC - 2ND COUNCIL | \$45,085.24 |
| Correction December 29 2023 | Case, Daniel R | 2023 - DEC - 2ND COUNCIL | \$441.81 |
| December 29 2023 | Payroll Vendor | 2023 - DEC - 2ND COUNCIL | \$167,183.05 |
| EFT12292023-AFLAC | AFLAC Remittance Processing | 2023 - DEC - 2ND COUNCIL | \$129.32 |
| EFT12292023-DCP | Dept of Retirement - Def Comp | 2023 - DEC - 2ND COUNCIL | \$15,099.51 |
| EFT12292023-DRS | Dept of Retirement Systems | 2023 - DEC - 2ND COUNCIL | \$33,712.53 |
| EFT12292023-FIT/FICA | Default Tax Vendor-Fed W/H, FICA/Medicare | 2023 - DEC - 2ND COUNCIL | \$62,180.21 |
| EFT12292023-WSSR | Washington State Support Registry | 2023 - DEC - 2ND COUNCIL | \$259.00 |
| | | | \$444,807.44 |

Payroll Approval

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of Selah, and that I am authorized to authenticate and certify to said claim.


Payroll & Accounts Payable Specialist


City Clerk/Treasurer

Subscribed this 29th day of December, 2023

The following voucher/checks are approved for payment:

Voucher/check number 85962 through 85977 Total \$ 444,807.44
+ EFT12292023-AFLAC, FIT/FICA, DCP, DRS, WSSR & 85968VOID & Correction



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: 10-C*

Action Item

Title: Resolution Authorizing the Mayor to Sign "Task Order No. 2" with Gray & Osborne, Inc., for Professional Services Related to the City's East Orchard Avenue Sidewalk Project

From: Rocky D. Wallace, Public Works Director

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: N/A

Fiscal Impact: \$35,800.00 for professional engineering fees.

Funding Source: 411 Water Fund and 415 Sewer Fund

Background/Findings/Facts: The City desires to construct certain sidewalk improvements on the north side of East Orchard Avenue.

The attached proposed Resolution will, if approved, authorize the Mayor to sign Task Order No. 2, so work can commence on this Project forthwith. The City's recently-adopted 2024 budget via Ordinance No. 2216 – already includes sufficient monies for this project.

Recommended Motion: I move to approve the Resolution in the form presented.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date: **Action Taken:**

RESOLUTION NO. 3085

RESOLUTION AUTHORIZING THE MAYOR TO SIGN "TASK ORDER NO. 2" WITH GRAY & OSBORNE, INC., FOR PROFESSIONAL SERVICES RELATED TO THE CITY'S EAST ORCHARD AVENUE SIDEWALK PROJECT

WHEREAS, the City desires – as what will be known as the City's East Orchard Avenue Sidewalk Project – to construct certain sidewalk improvement on the north side of East Orchard Avenue, and to also undertake related tasks and actions; and

WHEREAS, the entity of Gray & Osborne, Inc. (G&O) is one of the City's contracted engineering firms and provides professional engineering services to the City on a project-by-project basis pursuant to a previously-entered-into Contract for Professional Engineering Services, because the City does not directly employ any engineer(s) on its staff; and

WHEREAS, G&O is willing and able to provide the professional planning services that are necessary for this Project; and


WHEREAS, G&O has drafted a six-page "Task Order No. 2", which recites G&O's scope of work and G&O's expected maximum fees of \$35,800.00; and

WHEREAS, the terms of Task Order No. 2 are acceptable to City staff and City staff recommends that the City Council authorize the Mayor to sign it; and

WHEREAS, the City Council finds that good causes exists;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the Mayor be and is authorized to sign the six-page Task Order No. 2 with G&O in the form appended hereto.

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



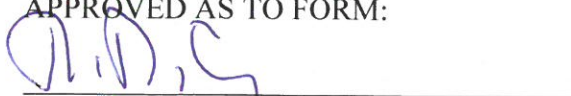
Roger Bell, Mayor

ATTEST:



Kim Grimm, Clerk/Treasurer

APPROVED AS TO FORM:



Rob Case, City Attorney

**TASK ORDER 2
TO
CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES**

THIS TASK ORDER, by and between the City of Selah, Washington, hereinafter referred to as the Agency, and Gray & Osborne, Inc., hereinafter referred to as the Engineer, hereby modifies the contract for engineering services dated (by Agency) November 8, 2022, for additional services related to the 2023-2025 Municipal Engineering Services.

East Orchard Avenue Sidewalk Improvements

See attached Exhibits A and B for scope and fee. For a not-to-exceed cost of \$35,800.

IN WITNESS WHEREOF, the parties hereto have executed, or cause to be executed by their duly authorized officials, this TASK ORDER to the Contract for Engineering Services in duplicate on the respective dates indicated below.

GRAY & OSBORNE, INC.

By: Michael B. Johnson
(Signature)

Name: Michael B. Johnson, P.E., President
GRAY & OSBORNE, INC.

Date: 1/11/24

CITY OF SELAH

By: Roger Bell
(Signature)

Name: ROGER BELL
(Print)

Date: 01/23/2024

"Equal Opportunity/Affirmative Action Employer"

EXHIBIT A
SCOPE OF WORK
CITY OF SELAH
EAST ORCHARD AVENUE SIDEWALK IMPROVEMENTS
ENGINEERING SERVICES

INTRODUCTION

The purpose of this Contract is for Gray & Osborne, Inc. to provide engineering and related services necessary to develop preliminary and final plans, specifications, and cost estimates (PS&E) resulting in the preparation of bid/construction documents suitable for the bid, award, and construction of:

Improvements to E. Orchard Avenue from the alley east of North 1st Street to North Wenas Road (approximately 500 feet total length). The project will replace the curb, gutter, and sidewalk along the north side of the road. The sidewalk will be replaced at the existing back of walk location and elevation, and will be widened to 6 feet. The curb and gutter will be reconstructed approximately 1.5 feet north of the existing curb and gutter. The existing buffer strip will be reduced or eliminated. Asphalt repair will be utilized to transition from the existing pavement to the reconstructed curb and gutter. The pavement section thickness will be per City standards.

The engineering and related services for this project will generally include topographic survey and mapping, developing conceptual drawings, and developing detailed project cost estimates. After the concept has been reviewed by the City, development of final PS&E products and bid/construction documents will be completed. At the request of the City, limited construction management services will be provided.

We understand that the project is funded by the City.

Our scope of work is more fully detailed below.

Task 1 – Project Management

- A. Provide overall project management services including:
 - 1. Project staff management;
 - 2. Implementation of quality control program; and
 - 3. Management of project budget and schedule.

Task 2 – Quality Assurance/Quality Control

- A. Conduct two in-house quality assurance/quality control (QA/QC) meetings during the course of the project. The meetings will take place at approximately 30 and 90 percent completion status. The meetings will

include review by qualified senior staff members, key design team members, and City staff (as desired).

- B. Incorporate pertinent recommendations and suggestions into bid/construction documents regarding QA/QC reviews.

Task 3 – Right-of-Way and Topographical Survey

- A. Establish vertical and horizontal (right-of-way) control for survey and mapping within project corridor.
- B. Acquire records of survey, plat maps, assessor maps, etc., as required for establishing right-of-way. Identify right-of-way (centerline and edges).
- C. Acquire topographical survey of site (within and adjacent to project corridor to include referencing surface grades; utility markings; pavement edges; obvious utility structures including utility poles, hydrants, valves; fences; major trees and significant landscaping; pedestrian facilities; driveways; buildings, sanitary, and storm facilities, water facilities, etc., in sufficient detail to support design of the project.
- D. Incorporate all electronic files (produced by survey) and create base map of project corridor, and existing utilities of record and/or surveyed utilities.

Task 4 – Conceptual and Preliminary Design

- A. Incorporate available utility as-built or record drawing information, plat map (property line) information, survey data, and other available and relevant information into the development of a base map. Consultant shall be able to rely on information provided by others for the intended purpose of developing design drawings.
- B. Prepare specifications in City-approved format, to also include proposal, contract, bonds, and insurance documents/requirements and related documentation. It is assumed the format of Specifications will be similar to previous consultant work in the City.
- C. Submit PDF of plan concept at 30 percent interval to City for review and comment. Submit plan set and specifications (including updated cost estimates) to City for review and comment at 90 percent interval. Incorporate applicable City comments. Format of plan sets shall be modeled after WSDOT Standards (current *Washington State Standard Specifications for Road and Bridge Construction*, and applicable amendments thereto).
- D. Prepare and submit final (100 percent) project plans, specifications, and cost estimates to include evaluation and/or incorporation of all previous and pertinent City review comments.

- E. Submit final plans, specifications, engineer's cost estimate (construction), and solicit authorization to bid the project.

Task 5 – Bid and Award Services

- A. Prepare bid advertisement and distribute to up to two newspapers (Daily Journal as well as City's newspaper of record).
- B. Prepare and distribute electronic bid documents to Gray & Osborne bidding website. Maintain bidders list.
- C. Answer bid inquiries during bid phase, to include providing written clarification as may be required.
- D. Prepare and distribute any bid addenda as required.
- E. Review bids tendered, check references of responsible, qualified low bidder, prepare and distribute bid summary, and prepare and transmit Engineer's "Letter of Recommendation for Award."

Task 6 – Construction Management Services

- A. Provide project management to include management of engineering resources, risk management assessment, and monitoring of Contractor's compliance with schedule.
- B. Assist in contract execution (Contractor and City), preconstruction conference (prepare agenda and meeting minutes), and issue formal Notice to Proceed.
- C. Provide construction survey staking in compliance with the contract documents.
- D. Provide support from office to include material submittal review, correspondence, review and processing of monthly pay estimates, teleconferences and other items to support Contractor inquiries and field activities.
- E. The City will provide on-site inspection services to witness and document the Contractors compliance with contract requirements to include methods, equipment and materials. Documentation of daily activities shall be provided to Gray & Osborne. Gray & Osborne will provide up to 10 hours of on-site monitoring for specific questions which may arise.
- F. Assist the City in negotiation of up to one change order as may be applicable. This work does not include work caused by changed

conditions encountered onsite, additional design work, or items of work related to new design.

- G. Provide Contractor with timely interpretation of contract document language as may be requested. Answer Contractor-sponsored requests for information (RFIs).
- H. Assist the City in preparing project closeout paperwork in compliance with state law.

CITY PROVIDED SERVICE/INFORMATION

This scope of work assumes that the City will provide the following:

- Record drawings of utilities in the area of the Project.
- On-site construction observation and management during construction, including tracking of quantities.

EXCLUDED SERVICES

This scope of work excludes the following work:

- Environmental Review;
- Cultural Resource Survey;
- Temporary Construction Easements;
- Geotechnical Report;
- Design of Stormwater Facilities;
- Work related to acquiring right-of-way or purchasing property.

SCHEDULE

The City desires to advertise the project in early April, 2024 and complete the project by August 26, 2024.

BUDGET

The maximum amount payable to the Engineer for completion of all work associated with this Scope of Work, including contingencies, salaries, overhead, direct non-salary costs, and net fee is as shown in Exhibit B. This amount shall not be exceeded without prior written authorization of the City.

EXHIBIT B
ENGINEERING SERVICES
SCOPE AND ESTIMATED COST

City of Selah - East Orchard Avenue Sidewalk Improvements

| Tasks | Principal Hours | Project Manager Hours | Civil Eng. Hours | Field Inspector Hours | AutoCAD/ GIS Tech./ Eng. Intern Hours | Professional Land Surveyor Hours | Field Survey (2 person) Hours |
|---|-----------------|-----------------------|------------------|-----------------------|---------------------------------------|----------------------------------|-------------------------------|
| 1 Provide Project Management | 2 | 2 | | | | | |
| 2 Quality Assurance/Quality Control | 4 | 4 | 4 | | 4 | | 15 |
| 3 Right-of-Way Topographic Survey | | | | | | | |
| 4 Complete Engineering Design | | | | | | | |
| A. Prepare 30 Percent Design Submittal | | 4 | 16 | | | | |
| B. Prepare 90 Percent Design Submittal | | 4 | 18 | | 20 | | |
| C. Prepare Final Design Submittal | | 4 | 8 | | 8 | | |
| 5 Bid and Award Services | | 2 | 6 | | | | |
| 6 Construction Management Services | | | | | | | |
| A. Construction Staking | | | | | | 5 | 20 |
| B. Construction Management Services | | 8 | 28 | | | | |
| C. Construction Monitoring | | | | 10 | | | |
| Hour Estimate: | 6 | 28 | 80 | 10 | 48 | 15 | 35 |
| Fully Burdened Billing Rate Range:* | \$150 to \$245 | \$140 to \$245 | \$115 to \$180 | \$100 to \$185 | \$65 to \$175 | \$125 to \$200 | \$180 to \$310 |
| Estimated Fully Burdened Billing Rate:* | \$180 | \$180 | \$145 | \$130 | \$128 | \$165 | \$230 |
| Fully Burdened Labor Cost: | \$1,080 | \$5,040 | \$11,600 | \$1,300 | \$6,144 | \$2,475 | \$8,050 |

Total Fully Burdened Labor Cost: \$ 35,689

Direct Non-Salary Cost:

Mileage & Expenses (Mileage @ current IRS rate) \$ 111

TOTAL ESTIMATED COST: \$ 35,800

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: 10-D*

Action Item

Title: Resolution Adopting the City's Local Road Safety Plan

From: Rocky D. Wallace, Public Works Director

Action Requested: Approval

Staff Recommendation:

Board/Commission Recommendation: N/A

Fiscal Impact: N/A

Funding Source:

Background/Findings/Facts: City staff has developed the City's Local Road Safety Plan (LRSP). The LRSP is a self-assessment of the City's roadway traffic and crash data used to identify areas where roadway safety can be improved. This is a new plan will allow the City to apply for funding that requires a LRSP.

Public Works requested Gray & Osborne, who is one of the City's retained engineering firms, to review the plan and make suggested edits. City staff has incorporated the suggested edits into the final draft of the plan being presented today.

Public Works is requesting that the City Council adopt the City's Local Road Safety Plan.

Recommended Motion: I move to approve the Resolution in the form presented

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date: **Action Taken:**

1/9/2024 Study Session for the City's Local Road Safety Plan

RESOLUTION NO. 3086


RESOLUTION ADOPTING THE CITY'S LOCAL ROAD SAFETY PLAN

WHEREAS, HLA has completed its planning and drafting work on the City's Local Road Safety Plan; and

WHEREAS, the next step in the process is for the City to adopt the Plan, which Public Works has requested the City Council to do; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the City Council adopts the City's Local Road Safety Plan.

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




Roger Bell, Mayor

ATTEST:



Kim Grimm, Clerk/Treasurer

APPROVED AS TO FORM:



Rob Case, City Attorney

Local Road Safety Plan

City of Selah

January 2024

Service • Pride • Dedication



INTRODUCTION

The City of Selah is committed to ensuring safe transportation throughout the City to reduce the risk of death and serious injury. This Local Road Safety Plan serves as a self-assessment and as a guideline on areas where traffic safety can be improved.

This plan was put together by following guidelines from the FHWA, USDOT, & WSDOT. The plan can be broken down into seven main steps:

1. Analyze data to identify focus/priorities
2. Analyze individual fatal/serious crashes to identify risk factors
3. Select most common risk factors
4. Analyze roadway network for presence of risk factors
5. Create a prioritized list of roadway locations
6. Identify countermeasures to address prioritized locations
7. Develop a prioritized list of projects

By analyzing safety data, the City can take a detailed look at accidents and determine the risk factors that could be attributed in causing those accidents. The City will then look at areas with reoccurring accidents and high-risk factors to identify countermeasures that could help address those issues.

The implementation of this LRSP (Local Road Safety Plan) aims to improve transportation safety for the City, its people, and its visitors.

VISION, MISSION, & GOALS

Vision Statement:

To help all citizens and visitors traveling within the City of Selah to reach their destinations safely.

Mission Statement:

To eliminate fatal and serious injuries resulting from traffic crashes and to reduce accident quantities at problem areas.

Goals:

To implement effective countermeasures in areas that are accident prone with high risk factors.



SAFETY PARTNERS

The City of Selah has partnered internally within its departments and with external agencies help to put together this LRSP.

List of partners here:

- City of Selah Public Works Department
- City of Selah Fire Department
- City of Selah Police Department
- Washington State Department of Transportation
- Yakima Valley Conference of Governments
- HLA Engineering and Land Surveying, Inc.
- Gray and Osborne, Inc.

PROCESS

This first part of putting together this Local Road Safety Plan was gathering Selah's traffic data. The three main data sources that helped put the plan together are traffic counts, detailed crash data, and crash location maps.

The second part was to assess the traffic data. When put together, the traffic data paints an accurate picture of areas in Selah where drivers are more accident prone. Those areas are reviewed to find common risk factors to see what risk factors are most frequent throughout the crash data. The areas are then reviewed and put in a prioritized list based on how many risk factors are present at various locations with high accident volumes or high frequency of more serious accidents.

The third part of the process is deciding what countermeasures could be applicable in those areas of town with higher risk factors or accident volumes. Assessing multiple countermeasures for these areas and then developing a list of projects for these areas.

The final step was reaching out with a draft of the plan for our safety partners to review, assess, and comment on. Once they added their comments, the plan was updated to its final state.

Whenever the Local Road Safety Plan is updated in future years, this process should be followed as well. This process should be used when expanding the data set within the safety plan as well.

EXISTING EFFORTS

Driver safety is a top priority for the City of Selah. The City of Selah takes on yearly Capital Improvement Projects which improve roadways and sidewalks around town. The City is constantly improving its roadway network to make improvements to driver safety. With the implementation of the City's ADA Transition Plan and yearly capital projects, the City is always aiming to make its transportation network safe for everyone.

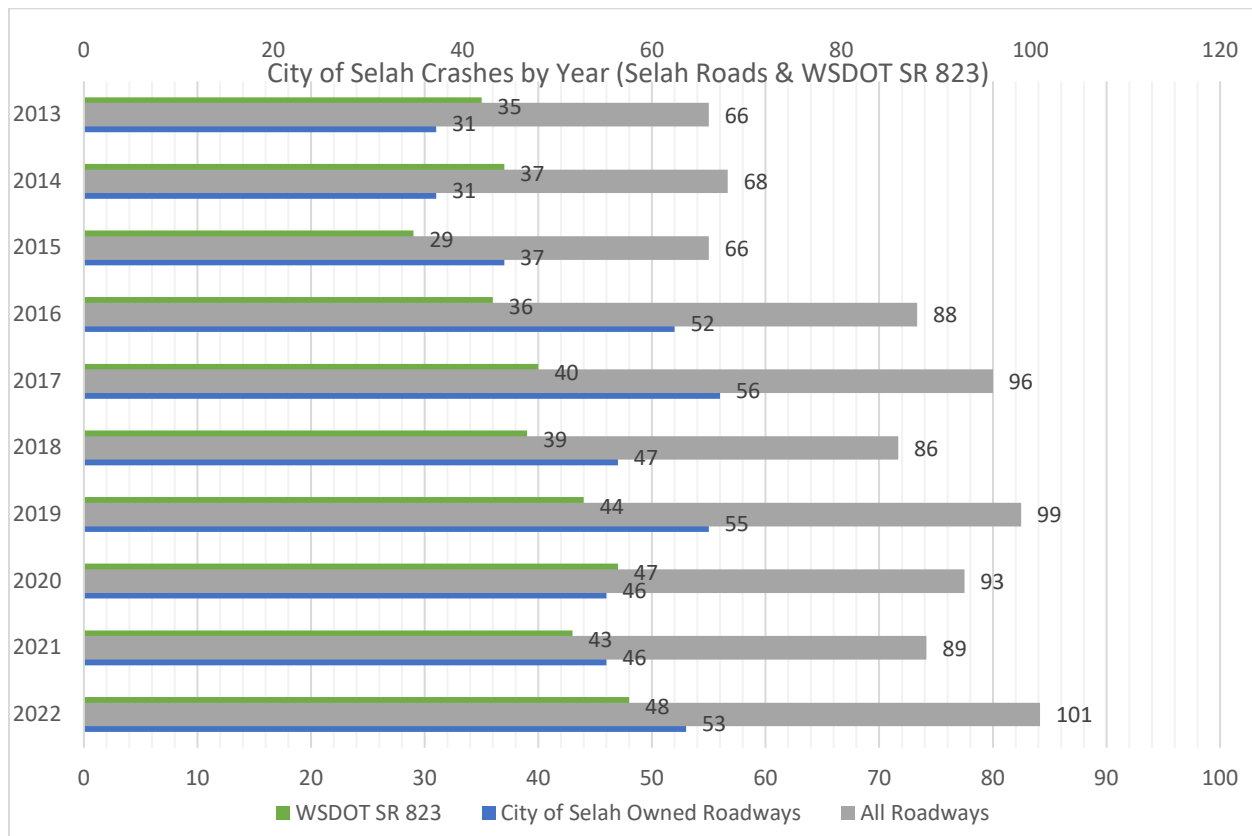


STEP 1: Analyze Data to Identify Focus/Priorities

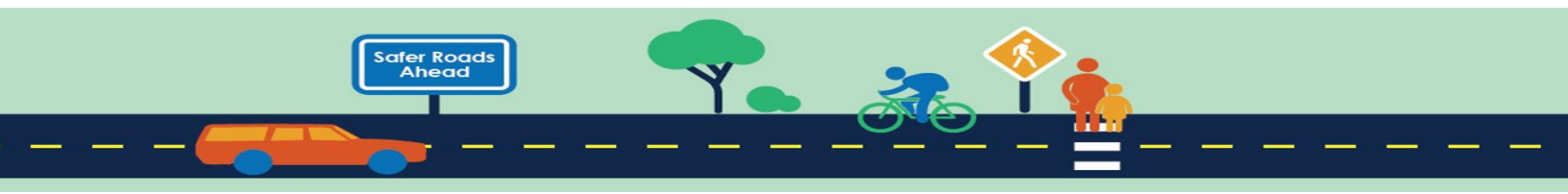
Safety data was pulled from 4 main sources. The first source was available traffic counts the City has done over the years, as well as traffic volume data for SR 823 on WSDOT’s traffic portal ([Community Planning Portal 2.0 \(arcgis.com\)](https://communityplanningportal20.arcgis.com)). The second source was using crash data summaries provided by WSDOT upon the City’s request. The third source was detailed crash summaries from the past 5 years in the city of Selah provided by WSDOT. Finally, the city used WSDOT’s crash data portal ([WSDOT - Crash Data Portal \(wa.gov\)](https://washingtondot.gov/crash-data-portal)) to map out where crashes have occurred from the past 5 years (2018-2022).

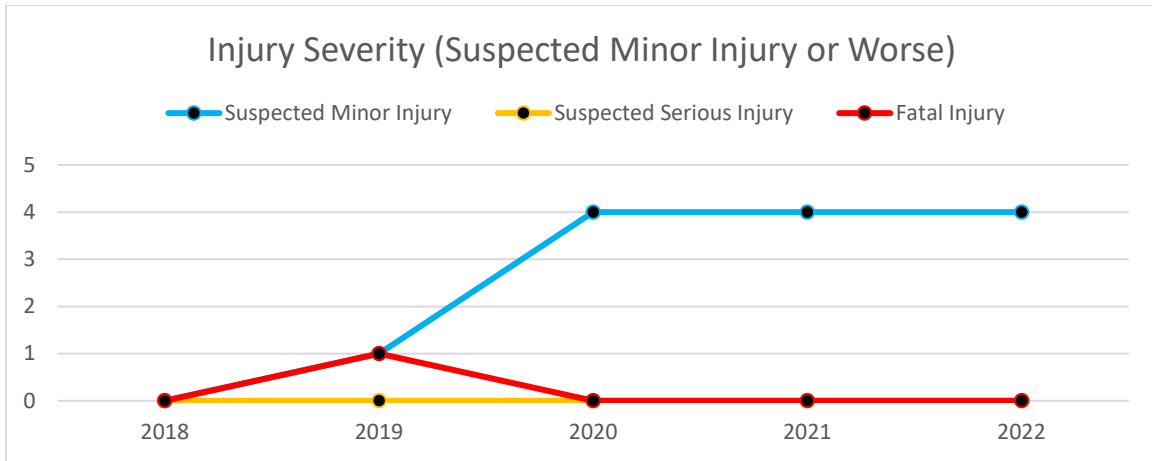
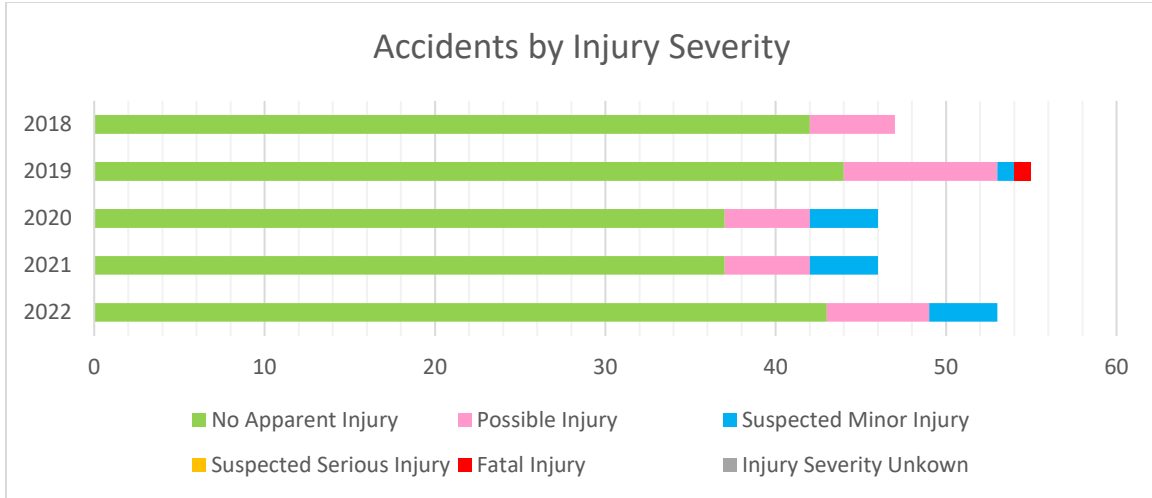
One of the most travelled roadways in the City of Selah is WSDOT State Route 823. This roadway is not owned or maintained by the City of Selah, as this is WSDOT’s roadway and right of way. The Local Road Safety Plan will focus the majority of this document on the roadways that are maintained and located in the City of Selah’s right of way. That way we can accurately assess improvements the City can make to its own roadway network. The following pages will show you various charts, maps, and Excel data reviewing the information gathered to put together this plan.

Charts and Graphs



This chart details the past ten years of crash data, and whether they occurred on a City of Selah roadway or on WSDOT State Route 823. Just under half of all crashes within Selah City limits occur on WSDOT SR 823. This main reason for this is the high traffic volume at the entrance to the City and the high traffic volume on Jim Clements Way and Wenas Road. For the rest of the document we will be focusing on City of Selah owned and maintained roadways.

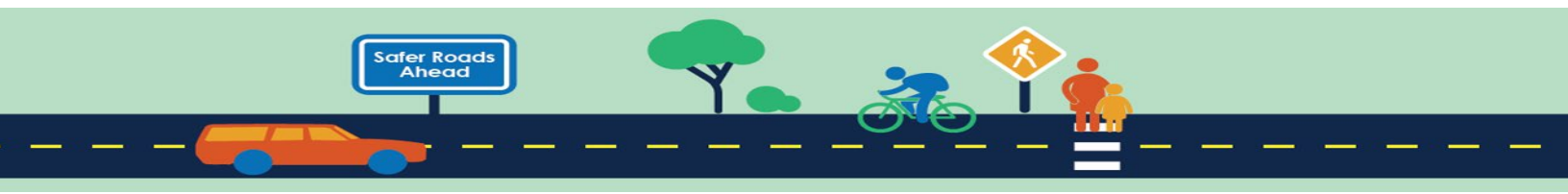




These charts help to outline the amount of accidents per year, as well as the severity of those accidents over the last five years (2018-2022). The first chart gives detailed information on the amount of accidents per year and breaks down how severe they were. The second chart outlines the minor/serious/fatal injuries. There was one fatal injury in 2019, and there were no minor/serious/fatal injuries in 2018. There also have been no serious injuries over the past 5 years. Another point to keep in mind is that crash patterns and data seen during COVID (2020) are similar to crash patterns seen in the following years and as such should be considered as valid data.

Crash Data Information

This next section will detail all crashes on City of Selah owned roadways from the last five years (2018-2022) and compare all crashes to the minor/serious/fatal crashes. This will show us what characteristics are overrepresented in minor/serious/fatal accidents compared to no-injury/possible/unknown crashes. When a characteristic of crash data occurs at a higher proportion in minor/serious/fatal accidents than other accidents, the box with the percentage will appear green. This is to indicate that the characteristic is over-represented in minor/serious/fatal accidents.



| Accessibility: OFF | | Crash Data Summary Template | | | | | | | | | | | | | |
|---|----|--|---|------|------|------|------|---------------|---------------|----|------|------|------|------|------|
| City of Selah 5 Year Crash Data (2022 - 2018) | | Fatal, Serious, & Minor Injury Crashes | | | | | | All Crashes | | | | | | | |
| | | City of Selah | | | | | | City of Selah | | | | | | | |
| | | 2022 - 2018 | % | 2022 | 2021 | 2020 | 2019 | 2018 | Year 1 - Year | % | 2022 | 2021 | 2020 | 2019 | 2018 |
| Overall Numbers | | | | | | | | | | | | | | | |
| Total Crashes | 14 | N/A | 4 | 4 | 4 | 2 | 0 | 247 | N/A | 53 | 46 | 46 | 55 | 47 | |
| # of Fatal Collisions | 1 | 7.1% | 0 | 0 | 0 | 1 | 0 | 1 | 0.4% | 0 | 0 | 0 | 1 | 0 | |
| # of Serious Injury Collisions | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | |
| # of Minor Injury Collisions | 13 | 92.9% | 4 | 4 | 4 | 1 | 0 | 13 | 5.3% | 4 | 4 | 4 | 1 | 0 | |
| # of Alcohol-Related Collisions | 2 | 14.3% | 0 | 2 | 0 | 0 | 0 | 14 | 5.7% | 3 | 3 | 2 | 6 | 0 | |
| Total # of Fatalities | | N/A | 0 | 0 | 0 | 1 | 0 | 1 | N/A | 0 | 0 | 0 | 1 | 0 | |
| Total # of Injuries | | N/A | 4 | 4 | 4 | 2 | 0 | 14 | N/A | 4 | 4 | 4 | 2 | 0 | |
| By Crash Type | | | | | | | | | | | | | | | |
| Angle (T) | 1 | 7.1% | 1 | 0 | 0 | 0 | 0 | 71 | 28.7% | 19 | 11 | 15 | 16 | 10 | |
| Hit Parked Car | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 43 | 17.4% | 9 | 13 | 10 | 5 | 6 | |
| Rear-End | 3 | 21.4% | 1 | 0 | 2 | 0 | 0 | 42 | 17.0% | 6 | 6 | 9 | 7 | 14 | |
| Hit Fixed Object | 2 | 14.3% | 0 | 2 | 0 | 0 | 0 | 38 | 15.4% | 8 | 5 | 6 | 11 | 8 | |
| Angle (Left Turn) | 2 | 14.3% | 0 | 1 | 1 | 0 | 0 | 14 | 5.7% | 2 | 4 | 1 | 4 | 3 | |
| Other | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 14 | 5.7% | 3 | 3 | 2 | 4 | 2 | |
| Hit Pedestrian | 5 | 35.7% | 1 | 1 | 1 | 2 | 0 | 9 | 3.6% | 2 | 1 | 2 | 3 | 1 | |
| Sideswipe (Same Direction) | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 8 | 3.2% | 2 | 3 | 0 | 2 | 1 | |
| Angle (Right) | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 3 | 1.2% | 1 | 0 | 0 | 1 | 1 | |
| Hit Cyclist | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 0.8% | 0 | 0 | 0 | 1 | 1 | |
| Sideswipe (Opposite Direction) | 1 | 7.1% | 1 | 0 | 0 | 0 | 0 | 2 | 0.8% | 1 | 0 | 1 | 0 | 0 | |
| Overturn | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.4% | 0 | 0 | 0 | 1 | 0 | |
| By Surface Condition | | | | | | | | | | | | | | | |
| Dry | 14 | 100.0% | 4 | 4 | 4 | 2 | 0 | 209 | 84.6% | 43 | 41 | 40 | 44 | 41 | |
| Wet | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 18 | 7.3% | 4 | 3 | 3 | 3 | 5 | |
| Snow/Slush | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 11 | 4.5% | 2 | 1 | 1 | 6 | 1 | |
| Ice | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 5 | 2.0% | 3 | 0 | 0 | 2 | 0 | |
| Unknown | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 4 | 1.6% | 1 | 1 | 2 | 0 | 0 | |
| By Lighting Conditions | | | | | | | | | | | | | | | |
| Daylight | 11 | 78.6% | 4 | 3 | 4 | 0 | 0 | 170 | 68.8% | 36 | 30 | 37 | 35 | 32 | |
| Dark - Street Lights On | 2 | 14.3% | 0 | 0 | 0 | 2 | 0 | 39 | 15.8% | 10 | 6 | 6 | 14 | 3 | |
| Dark - No Street Lights | 1 | 7.1% | 0 | 1 | 0 | 0 | 0 | 14 | 5.7% | 4 | 3 | 1 | 2 | 4 | |
| Dusk | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 11 | 4.5% | 1 | 3 | 0 | 2 | 5 | |
| Unknown | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 5 | 2.0% | 1 | 1 | 1 | 1 | 1 | |
| Dawn | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 4 | 1.6% | 0 | 1 | 1 | 1 | 1 | |
| Dark - Unknown Lighting | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 3 | 1.2% | 1 | 2 | 0 | 0 | 0 | |
| Dark - Street Lights Off | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.4% | 0 | 0 | 0 | 0 | 1 | |
| By Junction Relationship | | | | | | | | | | | | | | | |
| Not at Intersection and Not Related | 7 | 50.0% | 3 | 2 | 1 | 1 | 0 | 96 | 38.9% | 16 | 21 | 18 | 22 | 19 | |
| At Intersection and Related | 6 | 42.9% | 1 | 1 | 3 | 1 | 0 | 77 | 31.2% | 20 | 13 | 17 | 13 | 14 | |
| At Driveway | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 40 | 16.2% | 9 | 6 | 7 | 13 | 5 | |
| Intersection Related but not at Intersection | 1 | 7.1% | 0 | 1 | 0 | 0 | 0 | 19 | 7.7% | 3 | 4 | 2 | 5 | 5 | |
| At Driveway within Major Intersection | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 8 | 3.2% | 4 | 1 | 1 | 1 | 1 | |
| At Intersection and not Related | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 5 | 2.0% | 1 | 1 | 0 | 1 | 2 | |
| Driveway Related but not at Driveway | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.4% | 0 | 0 | 1 | 0 | 0 | |
| Entering Roundabout | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.4% | 0 | 0 | 0 | 0 | 1 | |
| By Roadway Character | | | | | | | | | | | | | | | |
| Straight & Level | 13 | 92.9% | 4 | 3 | 4 | 2 | 0 | 177 | 71.7% | 33 | 34 | 35 | 43 | 32 | |
| Straight & Grade | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 32 | 13.0% | 10 | 5 | 4 | 6 | 7 | |
| Curve & Grade | 1 | 7.1% | 0 | 1 | 0 | 0 | 0 | 14 | 5.7% | 3 | 2 | 3 | 4 | 2 | |
| Unknown | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 10 | 4.0% | 2 | 2 | 4 | 0 | 2 | |
| Curve & Level | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 7 | 2.8% | 4 | 1 | 0 | 2 | 0 | |
| Straight at Hillcrest | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 3 | 1.2% | 1 | 1 | 0 | 0 | 1 | |
| Straight in SAG | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 3 | 1.2% | 0 | 0 | 0 | 0 | 3 | |
| Curve at Hillcrest | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.4% | 0 | 1 | 0 | 0 | 0 | |



Accessibility: OFF

Crash Data Summary Template

| City of Selah 5 Year Crash Data (2022 - 2018) | Fatal, Serious, & Minor Injury Crashes | | | | | | All Crashes | | | | | | | |
|---|--|-------|------|------|------|------|---------------|---------------|-------|------|------|------|------|------|
| | City of Selah | | | | | | City of Selah | | | | | | | |
| | 2022 - 2018 | % | 2022 | 2021 | 2020 | 2019 | 2018 | Year 1 - Year | % | 2022 | 2021 | 2020 | 2019 | 2018 |
| By Fixed Object Struck | | | | | | | | | | | | | | |
| Fence | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 6 | 15.4% | 3 | 0 | 1 | 1 | 1 |
| Retaining Wall (Concrete, Rock, Brick, Etc.) | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 6 | 15.4% | 0 | 1 | 1 | 2 | 2 |
| Tree or Stump (Stationary) | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 4 | 10.3% | 1 | 0 | 0 | 2 | 1 |
| Building | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 3 | 7.7% | 1 | 1 | 0 | 1 | 0 |
| Utility Pole | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 3 | 7.7% | 0 | 0 | 2 | 1 | 0 |
| Gaurdrail - Face | 1 | 50% | 0 | 0 | 1 | 0 | 0 | 2 | 5.1% | 1 | 1 | 0 | 0 | 0 |
| Metal Sign Post | 1 | 50% | 0 | 0 | 1 | 0 | 0 | 2 | 5.1% | 0 | 2 | 0 | 0 | 0 |
| Roadway Ditch | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 2 | 5.1% | 0 | 0 | 0 | 0 | 2 |
| Street Light Pole or Base | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 2 | 5.1% | 0 | 0 | 1 | 1 | 0 |
| All Other Fixed Objects (On the Road) | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 0 | 0 | 0 | 0 | 1 |
| Fire Hydrant | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 0 | 0 | 0 | 1 | 0 |
| Gaurdrail - Leading End | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 1 | 0 | 0 | 0 | 0 |
| Linear Curb | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 0 | 0 | 1 | 0 | 0 |
| Mailbox | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 0 | 0 | 0 | 1 | 0 |
| Other Objects | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 0 | 0 | 0 | 0 | 1 |
| Railway Signal Pole | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 0 | 0 | 0 | 1 | 0 |
| Trailer Parked (Legally or Not) | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 0 | 1 | 0 | 0 | 0 |
| Wood Sign Post | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 1 | 2.6% | 1 | 0 | 0 | 0 | 0 |
| Driver Cause of Collision | | | | | | | | | | | | | | |
| Other Contributing Circ Not Listed | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 42 | 42.4% | 8 | 10 | 11 | 7 | 6 |
| Follow Too Closely | 1 | 7.1% | 0 | 0 | 1 | 0 | 0 | 36 | 36.4% | 5 | 4 | 7 | 7 | 13 |
| Did Not Grant RW to Vehicle | 1 | 7.1% | 0 | 0 | 1 | 0 | 0 | 30 | 30.3% | 8 | 5 | 3 | 6 | 8 |
| Unknown Distraction | 2 | 14.3% | 1 | 1 | 0 | 0 | 0 | 27 | 27.3% | 4 | 9 | 8 | 5 | 1 |
| Inattention | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 25 | 25.3% | 0 | 0 | 0 | 15 | 10 |
| Improper Turn/Merge | 1 | 7.1% | 0 | 1 | 0 | 0 | 0 | 21 | 21.2% | 5 | 9 | 1 | 4 | 2 |
| Improper Backing | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 17 | 17.2% | 5 | 5 | 3 | 2 | 2 |
| None | 2 | 14.3% | 1 | 0 | 0 | 1 | 0 | 13 | 13.1% | 5 | 0 | 3 | 2 | 3 |
| Distractions Outside Vehicle | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 12 | 12.1% | 3 | 3 | 3 | 0 | 3 |
| Under Influence of Alcohol | 2 | 14.3% | 0 | 2 | 0 | 0 | 0 | 11 | 11.1% | 3 | 3 | 2 | 3 | 0 |
| Other Distractions | 2 | 14.3% | 1 | 0 | 1 | 0 | 0 | 9 | 9.1% | 2 | 2 | 5 | 0 | 0 |
| Disregard Traffic Sign and Signals | 1 | 7.1% | 1 | 0 | 0 | 0 | 0 | 9 | 9.1% | 5 | 2 | 2 | 0 | 0 |
| Exceeding Reas. Safe Speed | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 6 | 6.1% | 1 | 2 | 0 | 2 | 1 |
| Operating Defective Equipment | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 6 | 6.1% | 0 | 1 | 2 | 0 | 3 |
| Did Not Grant R/W to Non Motorist | 2 | 14.3% | 0 | 0 | 1 | 1 | 0 | 5 | 5.1% | 1 | 0 | 2 | 2 | 0 |
| Overcorrecting / Oversteering | 1 | 7.1% | 0 | 1 | 0 | 0 | 0 | 4 | 4.0% | 1 | 2 | 1 | 0 | 0 |
| Apparently Asleep or Fatigued | 1 | 7.1% | 1 | 0 | 0 | 0 | 0 | 3 | 3.0% | 2 | 1 | 0 | 0 | 0 |
| Under Influence of Drugs | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 3 | 3.0% | 0 | 0 | 0 | 3 | 0 |
| Apparently Ill | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 2.0% | 1 | 0 | 1 | 0 | 0 |
| Disregard Stop and Go Light | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 2.0% | 0 | 0 | 0 | 1 | 1 |
| Improper Passing | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 2.0% | 0 | 1 | 0 | 1 | 0 |
| Distracted by Other Occupant | 1 | 7.1% | 0 | 0 | 1 | 0 | 0 | 2 | 2.0% | 0 | 0 | 2 | 0 | 0 |
| Lost in Thought / Day Dreaming | 1 | 7.1% | 1 | 0 | 0 | 0 | 0 | 2 | 2.0% | 2 | 0 | 0 | 0 | 0 |
| Driver Not Distracted | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 1.0% | 0 | 0 | 0 | 1 | 0 |
| Eating or Drinking | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 1.0% | 1 | 0 | 0 | 0 | 0 |
| Improper Parking Location | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 1.0% | 0 | 0 | 1 | 0 | 0 |
| Operating Handheld Cell Phone | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 1.0% | 0 | 0 | 0 | 1 | 0 |
| Operating Hands-Free Cell Phone | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 1.0% | 0 | 0 | 0 | 1 | 0 |
| Operating Other Electronic Devices (computer, navigation, etc.) | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 1.0% | 0 | 0 | 0 | 1 | 0 |
| Operating Recklessly or Aggressively | 1 | 7.1% | 0 | 1 | 0 | 0 | 0 | 1 | 1.0% | 0 | 1 | 0 | 0 | 0 |
| Other Driver Distractions Inside Vehicle | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 1.0% | 0 | 0 | 0 | 1 | 0 |



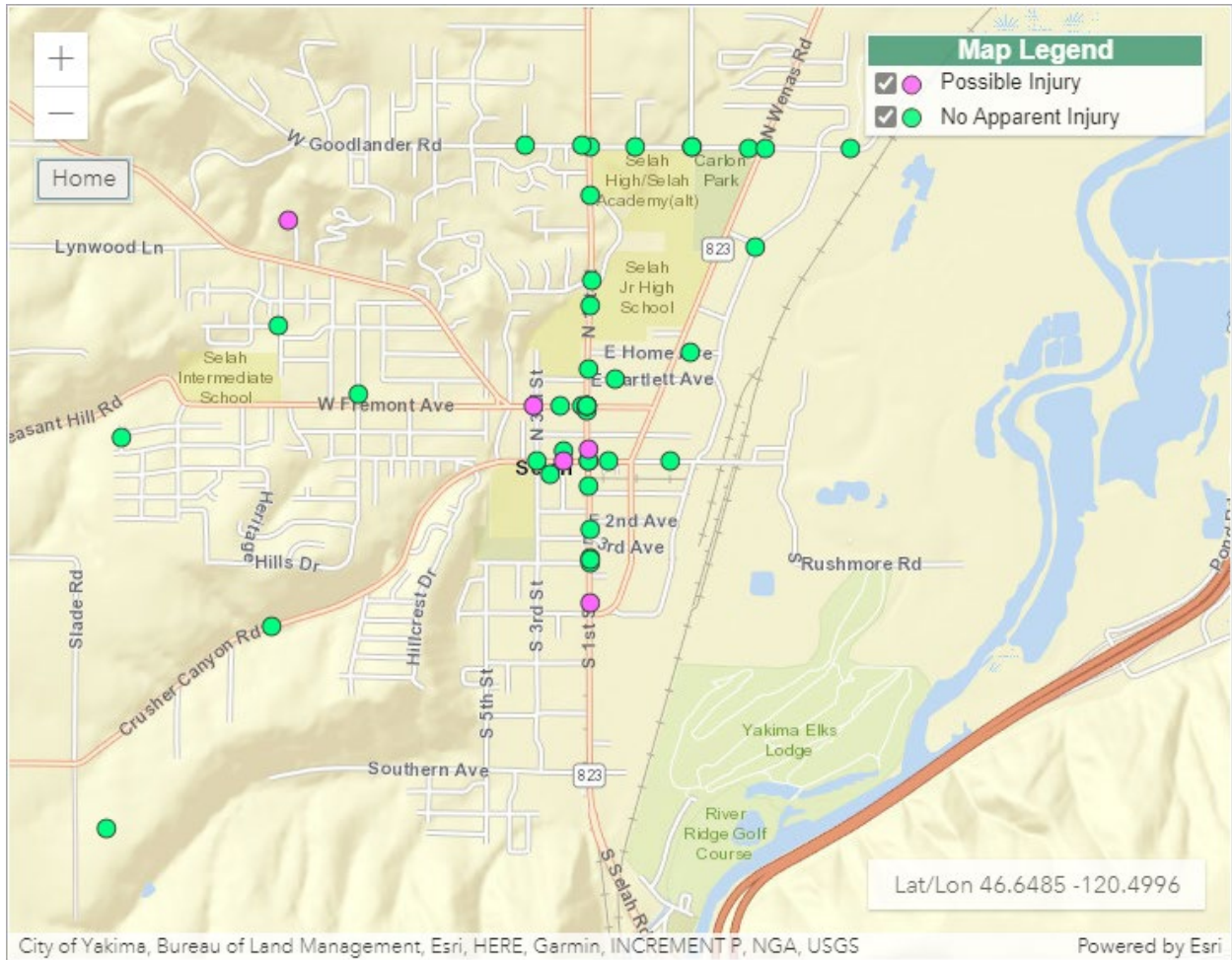
| Accessibility: OFF | Crash Data Summary Template | | | | | | | | | | | | | |
|--|--|--------|------|------|------|------|------|---------------|--------|------|------|------|------|------|
| City of Selah 5 Year Crash Data (2022 - 2018) | Fatal, Serious, & Minor Injury Crashes | | | | | | | All Crashes | | | | | | |
| | City of Selah | | | | | | | City of Selah | | | | | | |
| | 2022 - 2018 | % | 2022 | 2021 | 2020 | 2019 | 2018 | Year 1 - Year | % | 2022 | 2021 | 2020 | 2019 | 2018 |
| Vehicle Type | | | | | | | | | | | | | | |
| Pickup, Panel Truck or Vanette under 10,000 lb | 15 | 71.4% | 4 | 4 | 5 | 2 | 0 | 228 | 51.6% | 50 | 48 | 45 | 49 | 36 |
| Passenger Car | 5 | 23.8% | 3 | 1 | 1 | 0 | 0 | 173 | 39.1% | 40 | 25 | 30 | 33 | 45 |
| Not Stated | 1 | 4.8% | 0 | 0 | 1 | 0 | 0 | 31 | 7.0% | 6 | 9 | 6 | 7 | 3 |
| School Bus | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 0.5% | 0 | 1 | 0 | 1 | 0 |
| Bus or Motor Stage | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 0.5% | 0 | 1 | 1 | 0 | 0 |
| Truck (Flatbed, Van, etc) | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 0.5% | 0 | 0 | 0 | 2 | 0 |
| Farm Tractor and/or Farm equipment | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.2% | 0 | 0 | 0 | 1 | 0 |
| Moped | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.2% | 0 | 0 | 0 | 1 | 0 |
| Motorcycle | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.2% | 0 | 0 | 1 | 0 | 0 |
| Truck & Trailer | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.2% | 0 | 1 | 0 | 0 | 0 |
| Truck Tractor & Semi-Trailer | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 |
| Speed | | | | | | | | | | | | | | |
| 25 MPH | 5 | 33.3% | 1 | 4 | 0 | 0 | 0 | 151 | 61.1% | 35 | 32 | 28 | 32 | 24 |
| 30 MPH | 8 | 53.3% | 3 | 1 | 4 | 0 | 0 | 74 | 30.0% | 16 | 10 | 11 | 17 | 20 |
| 20 MPH | 1 | 6.7% | 0 | 0 | 0 | 1 | 0 | 12 | 4.9% | 1 | 2 | 5 | 3 | 1 |
| 35 MPH | 1 | 6.7% | 0 | 0 | 0 | 1 | 0 | 10 | 4.0% | 1 | 2 | 2 | 3 | 2 |
| Vehicle Actions | | | | | | | | | | | | | | |
| Going Straight Ahead | 14 | 66.7% | 6 | 2 | 5 | 1 | 0 | 205 | 46.4% | 44 | 35 | 42 | 42 | 42 |
| Making Left Turn | 4 | 19.0% | 0 | 2 | 1 | 1 | 0 | 63 | 14.3% | 14 | 11 | 9 | 16 | 13 |
| Backing | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 31 | 7.0% | 8 | 8 | 4 | 8 | 3 |
| Legally Parked, Unoccupied | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 33 | 7.5% | 4 | 12 | 6 | 5 | 6 |
| Making Right Turn | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 20 | 4.5% | 6 | 2 | 4 | 6 | 2 |
| Stopped for Traffic | 1 | 4.8% | 1 | 0 | 0 | 0 | 0 | 19 | 4.3% | 3 | 5 | 1 | 7 | 3 |
| Starting in Traffic Lane | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 11 | 2.5% | 2 | 1 | 4 | 1 | 3 |
| Stopped at Signal or Stop Sign | 1 | 4.8% | 0 | 0 | 1 | 0 | 0 | 11 | 2.5% | 2 | 1 | 3 | 1 | 4 |
| Slowing | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 12 | 2.7% | 1 | 1 | 1 | 3 | 6 |
| Changing Lanes | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 7 | 1.6% | 2 | 3 | 0 | 1 | 1 |
| Other* | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 9 | 2.0% | 1 | 1 | 3 | 3 | 1 |
| Illegally Parked, Unoccupied | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 7 | 1.6% | 4 | 0 | 3 | 0 | 0 |
| Illegally Parked, Occupied | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.2% | 0 | 0 | 1 | 0 | 0 |
| Overtaking and Passing | 1 | 4.8% | 0 | 1 | 0 | 0 | 0 | 5 | 1.1% | 1 | 2 | 1 | 1 | 0 |
| Legally Parked, Occupied | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.2% | 1 | 0 | 0 | 0 | 0 |
| Merging (Entering Traffic) | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 0.5% | 0 | 1 | 1 | 0 | 0 |
| Starting From Parked Position | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 0.5% | 0 | 1 | 1 | 0 | 0 |
| Stopped in Roadway | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 2 | 0.5% | 2 | 0 | 0 | 0 | 0 |
| Negotiating a Curve | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 0.2% | 1 | 0 | 0 | 0 | 0 |
| By Surface Type | | | | | | | | | | | | | | |
| Asphalt | 14 | 100.0% | 4 | 4 | 4 | 2 | 0 | 247 | 100.0% | 53 | 46 | 46 | 55 | 47 |
| Concrete | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 |
| Gravel | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 |
| Dirt | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 |
| Unknown | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 |
| Pedestrian Crash Cause | | | | | | | | | | | | | | |
| None | 5 | 100.0% | 1 | 1 | 1 | 2 | 0 | 8 | 88.9% | 1 | 1 | 2 | 3 | 1 |
| Did Not Grant RW to Vehicle | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 11.1% | 1 | 0 | 0 | 0 | 0 |
| Bike Crash Cause | | | | | | | | | | | | | | |
| Did Not Grant RW to Vehicle | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 1 | 100.0% | 0 | 0 | 0 | 0 | 1 |
| None | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0 | 0 | 0 | 0 | 0 |



Crash Location Maps

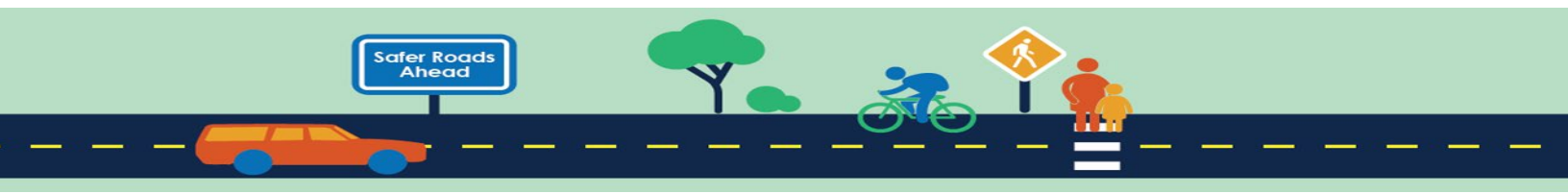
The following pages contain maps showing crash locations over the past 5 years (2018-2022). While viewing the maps, try to observe and take note of the areas where many crashes are occurring. Be aware that some of the dots stack on top of each other, so areas like intersections may be too crowded to count out each individual dot. These maps are from WSDOT’s crash portal and only show the crashes for City of Selah owned roadways.

City of Selah 2018 Crash Location Map (Selah ROW Only)

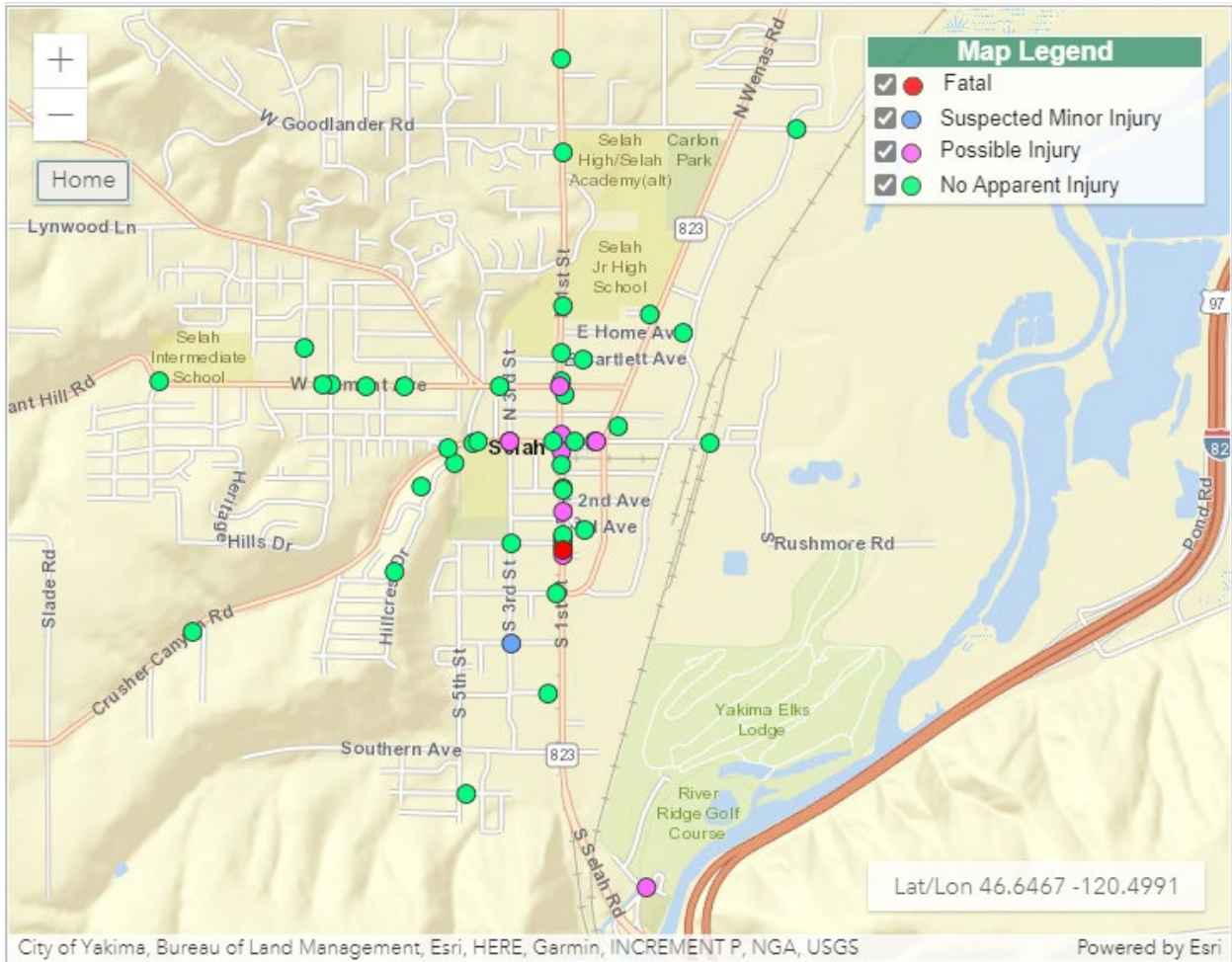


| Most Severe Injury Per Crash | Crashes |
|------------------------------|-----------|
| Possible Injury | 5 |
| No Apparent Injury | 42 |
| TOTAL CRASHES | 47 |

Under 23 U.S. Code 148 and 23 U.S. Code 407, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

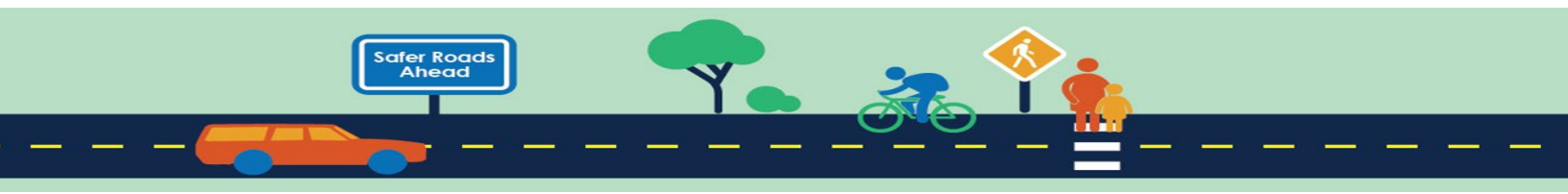


City of Selah 2019 Crash Location Map (Selah ROW Only)

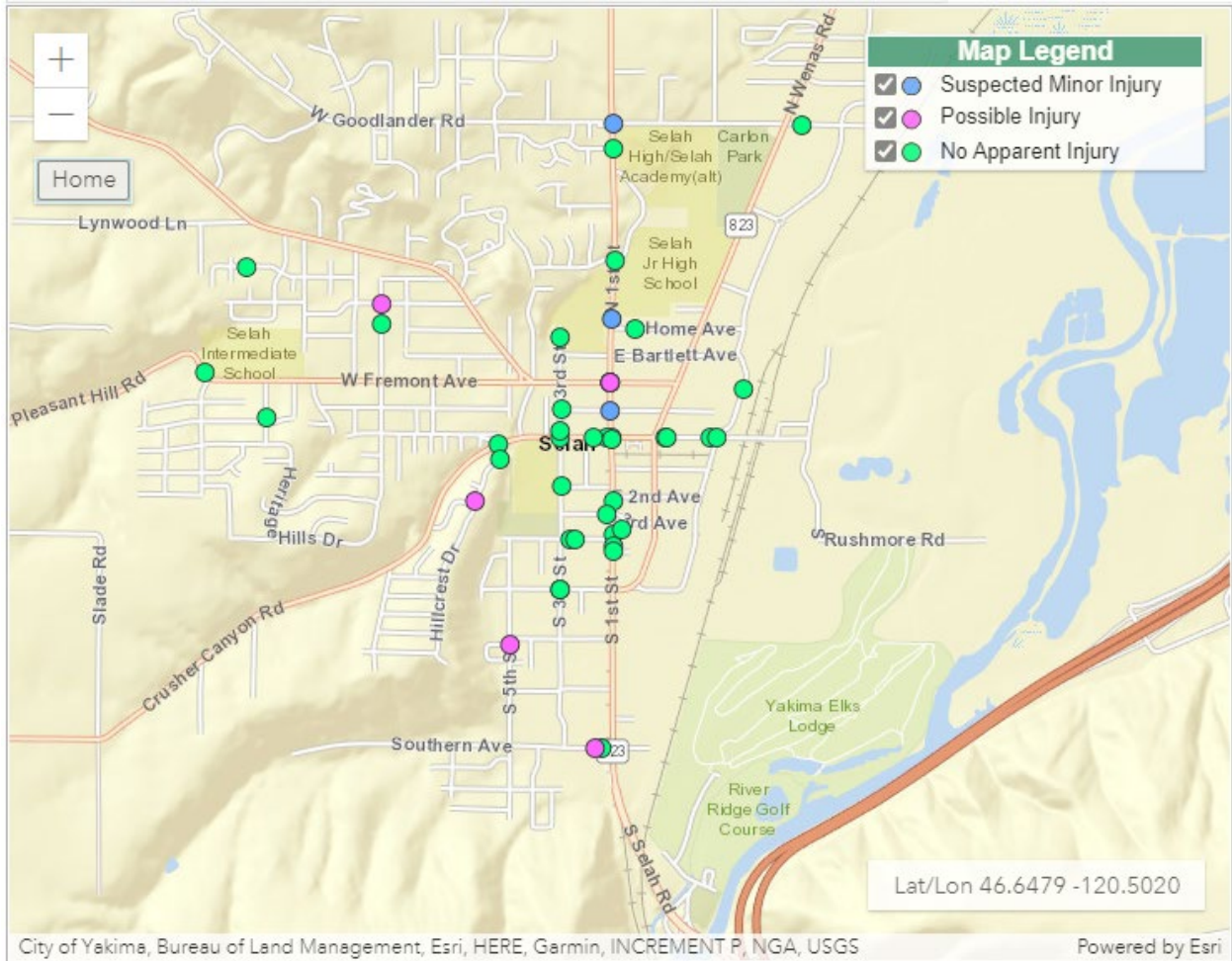


| Most Severe Injury Per Crash | Crashes |
|------------------------------|-----------|
| Fatal | 1 |
| Suspected Minor Injury | 1 |
| Possible Injury | 9 |
| No Apparent Injury | 44 |
| TOTAL CRASHES | 55 |

Under 23 U.S. Code 148 and 23 U.S. Code 407, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

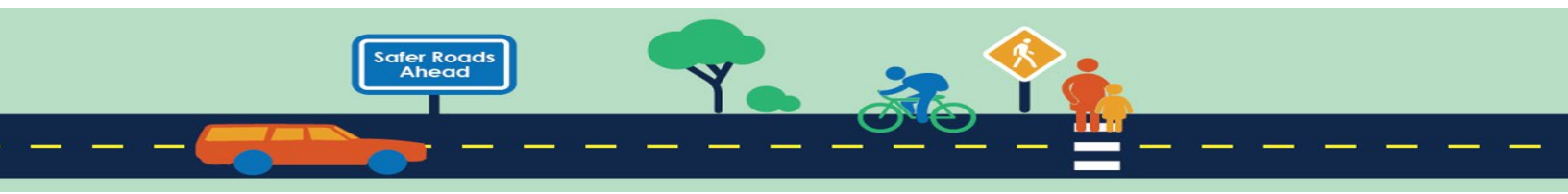


City of Selah 2020 Crash Location Map (Selah ROW Only)

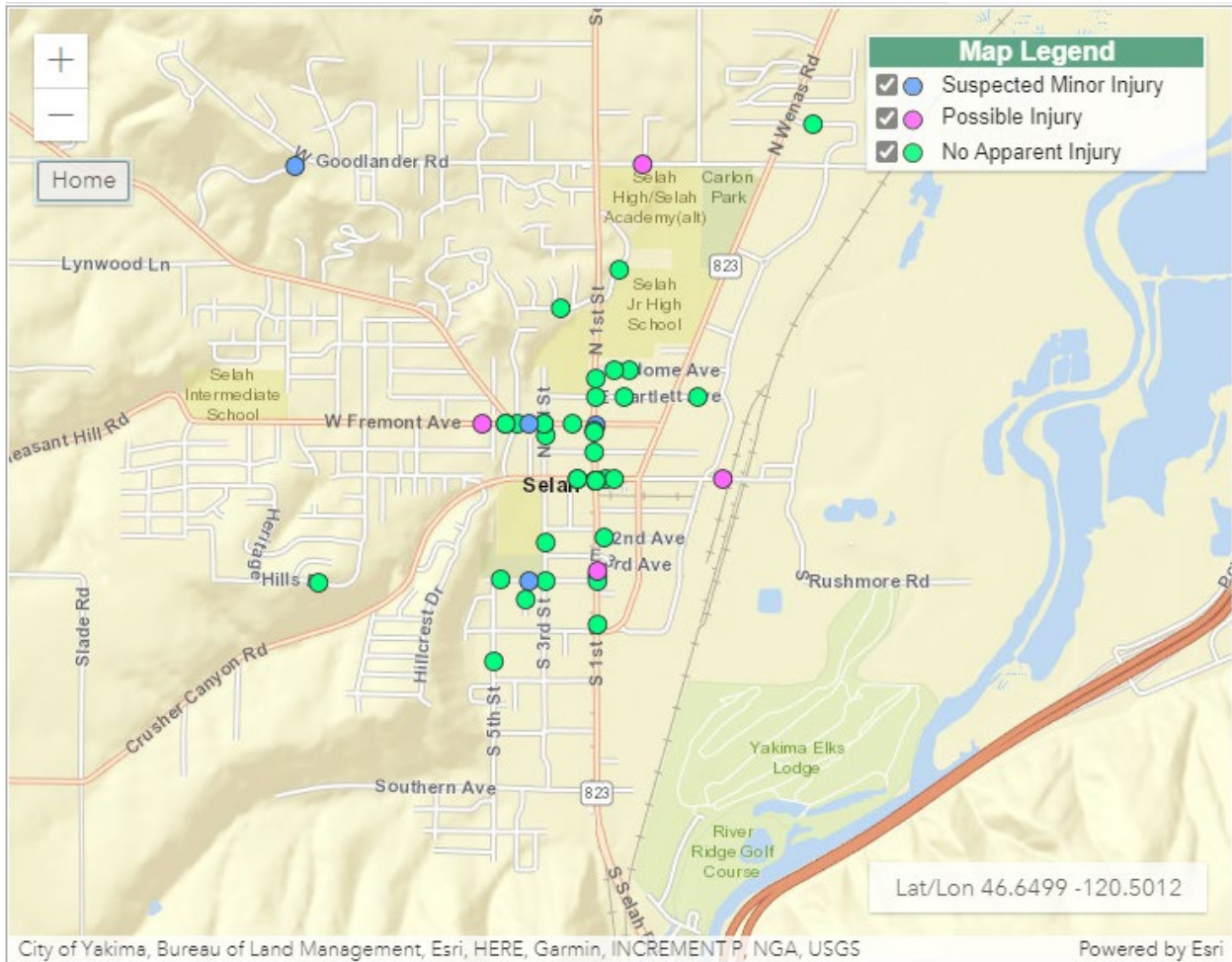


| Most Severe Injury Per Crash | Crashes |
|------------------------------|-----------|
| Suspected Serious Injury | 4 |
| Possible Injury | 5 |
| No Apparent Injury | 37 |
| TOTAL CRASHES | 46 |

Under 23 U.S. Code 148 and 23 U.S. Code 407, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

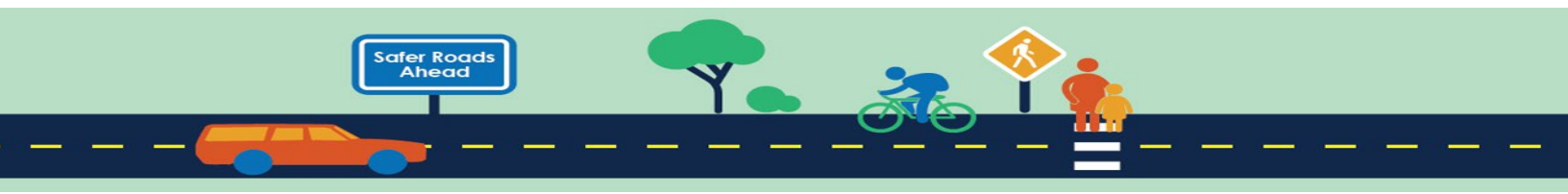


City of Selah 2021 Crash Location Map (Selah ROW Only)

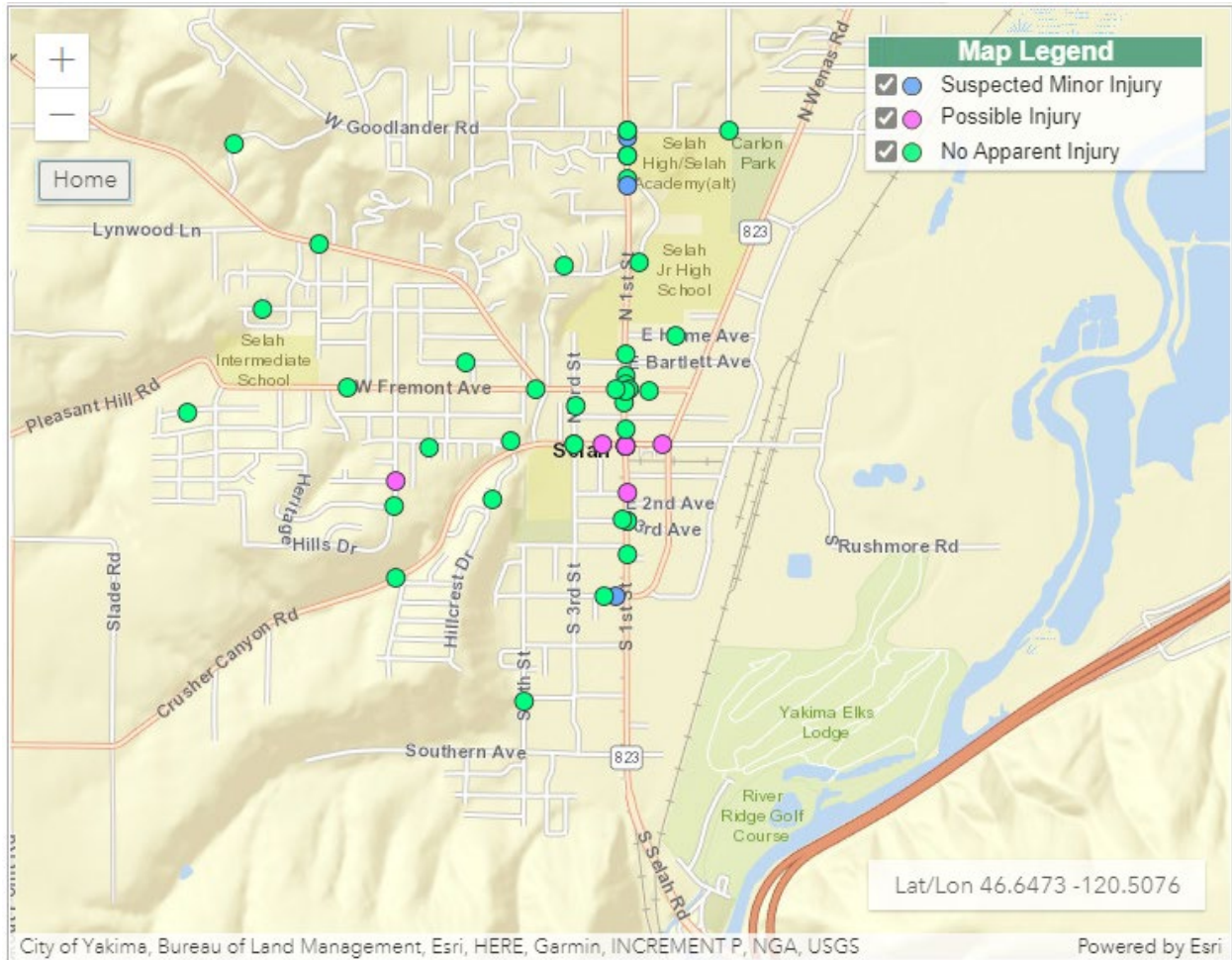


| Most Severe Injury Per Crash | Crashes |
|------------------------------|-----------|
| Suspected Minor Injury | 4 |
| Possible Injury | 5 |
| No Apparent Injury | 37 |
| TOTAL CRASHES | 46 |

Under 23 U.S. Code 148 and 23 U.S. Code 407, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

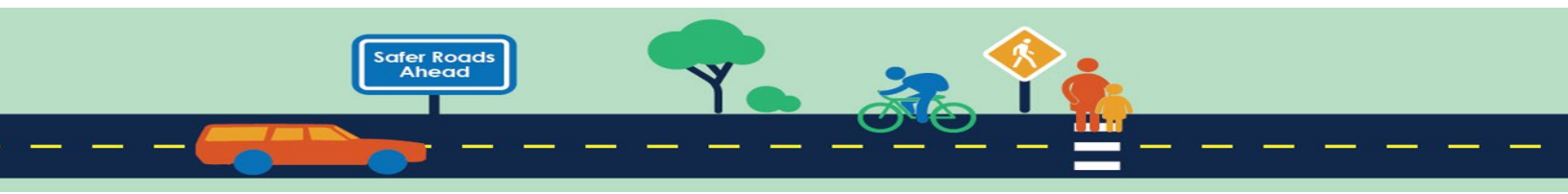


City of Selah 2022 Crash Location Map (Selah ROW Only)



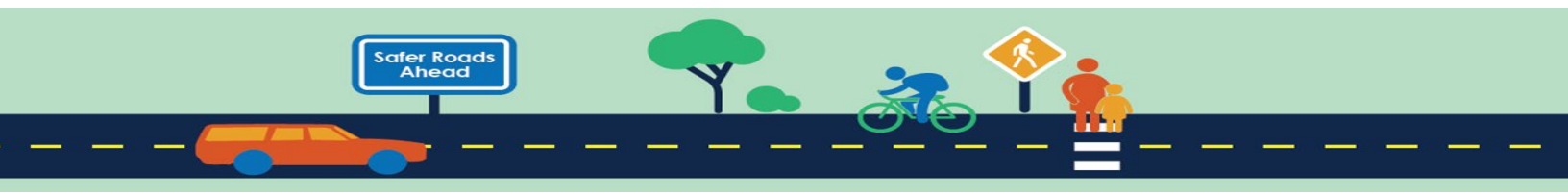
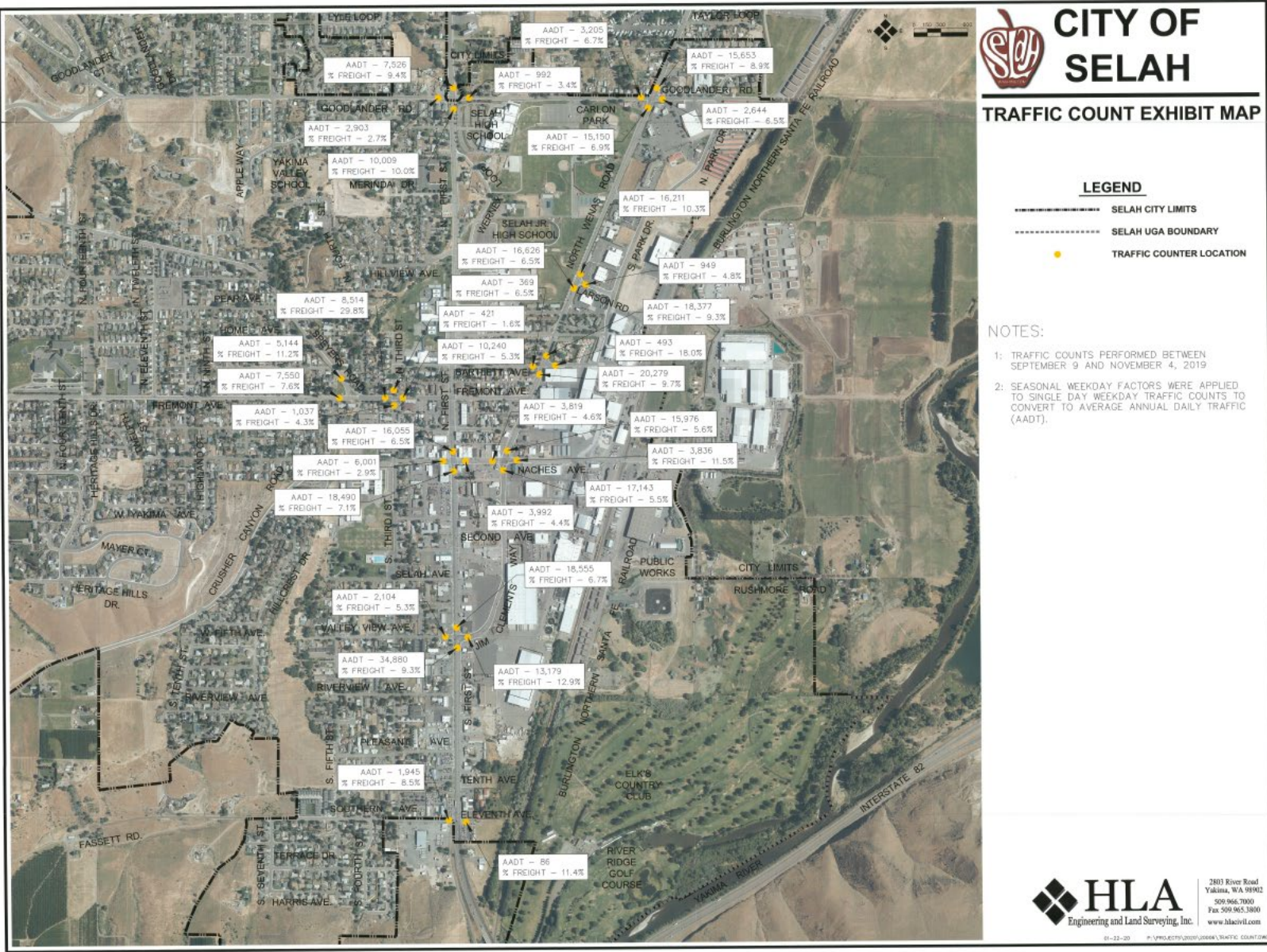
| Most Severe Injury Per Crash | Crashes |
|------------------------------|-----------|
| Suspected Minor Injury | 4 |
| Possible Injury | 6 |
| No Apparent Injury | 43 |
| TOTAL CRASHES | 53 |

Under 23 U.S. Code 148 and 23 U.S. Code 407, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.



Traffic Counts

The map below is an exhibit made to represent traffic counts done at the end of 2019. While this information may be a few years old, the information is still relatively accurate and paints the picture of the overall traffic volume through the City of Selah’s major roadways.



STEP 2: Analyze Individual Minor/Serious/Fatal Crashes to Identify Risk Factors

Based on the data gathered and analyzed in Step 1, we can start to take a closer look at some of the more serious crashes to assess risk factors that could be associated with these crashes. Risk factors are roadway and intersection features that could possibly be attributed to causing more accidents. By looking for patterns in our crash data, we can start to outline possible risk factors impacting our roadways and intersections.

For this step, we will take a closer look at the injuries and accidents that were more severe. Crashes are rated on injury severity with six categories: Unknown, No Apparent Injury, Possible Injury, Minor Injury, Serious Injury, and Fatal Injury. We will be taking a look at the minor, serious, and fatal injuries over the last five years (2018 – 2022) to identify any possible risk factors these accidents share.

Using WSDOT & FHWA tools and guidelines, the City of Selah created a template to review the data for the more severe crashes over the past five years (2018-2022). The data selected to be included on the template are the major categories found on the Excel pages from Step 1. There was a total of 14 minor/severe/fatal crashes that occurred on City of Selah roadways (not WSDOT SR 823), and the following pages will be brief summaries of those accidents based on available crash data. The summaries will include crash information along with roadway features so we can get an accurate assessment of possible risk factors for these crashes.



Crash 1

Minor/Serious/Fatal Crash Information

Crash 1

Date & Time 01/02/19 - 5:48 AM

Location S 1st Street (Between Selah & 4th)

Injury Severity Fatality

Functional Class Principle Arterial

DUI Related No

Crash Type Pedestrian

Surface Condition Dry

Lighting Conditions Dark - Street Lights On

Roadway Character Straight & Level

Junction Relationship Not at Intersection & Not Related

Speed Limit 35 MPH

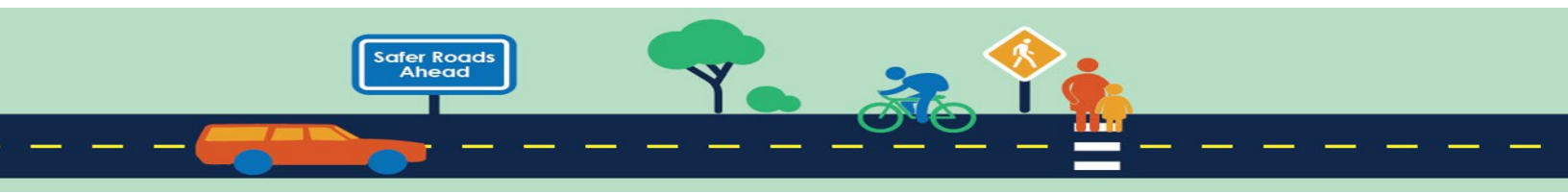
Struck Fixed Object? No

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision No Official Cause Listed

Vehicle Action Going Straight Ahead

Road Type 5 Lanes, Middle Center Turn Lane



Crash 2

Minor/Serious/Fatal Crash Information

Crash 2

Date & Time 12/17/19 - 6:13 PM

Location 3rd Street & Riverview Intersection

Injury Severity Suspected Minor Injury

Functional Class Major Collector

DUI Related No

Crash Type Pedestrian

Surface Condition Dry

Lighting Conditions Dark - Street Lights On

Roadway Character Straight & Level

Junction Relationship At Intersection & Related

Speed Limit 20 MPH

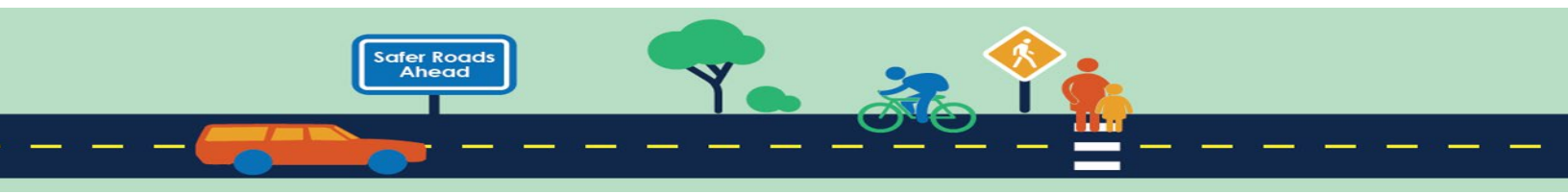
Struck Fixed Object? No

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Did Not Grant R/W to Non-Motorist

Vehicle Action Making Left Turn

Road Type 2 Lanes



Crash 3

Minor/Serious/Fatal Crash Information

Crash 3

Date & Time 03/10/20 - 2:32 PM

Location N 1st Street & Orchard Intersection

Injury Severity Suspected Minor Injury

Functional Class Minor Arterial

DUI Related No

Crash Type Pedestrian

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship At Intersection & Related

Speed Limit 30 MPH

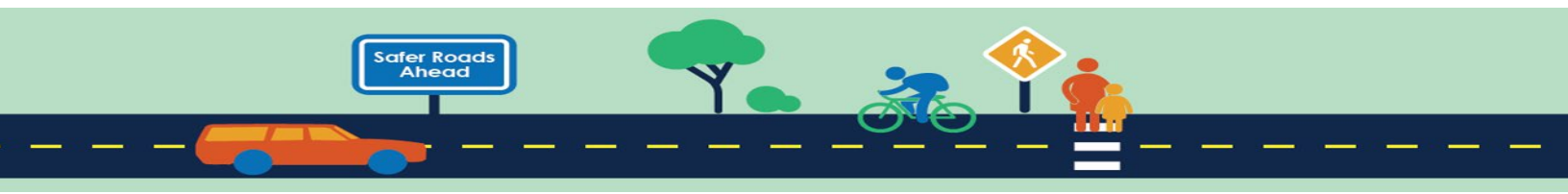
Struck Fixed Object? No

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Did Not Grant R/W to Non-Motorist

Vehicle Action Going Straight Ahead

Road Type 5 Lanes, Middle Center Turn lane



Crash 4

Minor/Serious/Fatal Crash Information

Crash 4

Date & Time 7/11/2020 - 12:23 PM

Location N 1st Street & Goodlander Intersection

Injury Severity Suspected Minor Injury

Functional Class Major Collector

DUI Related No

Crash Type Rear End

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship At Intersection & Related

Speed Limit 30 MPH

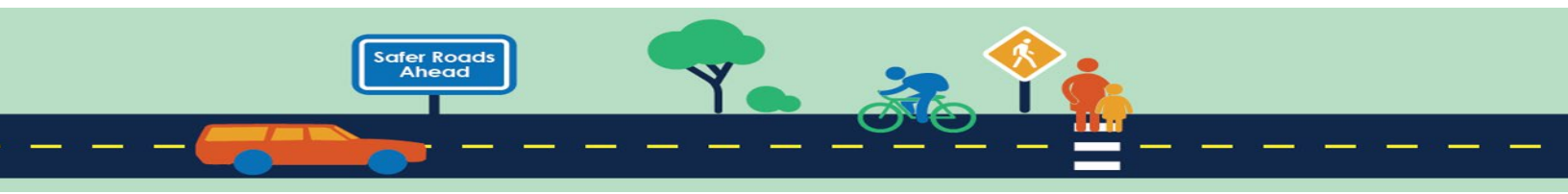
Struck Fixed Object? No

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Distracted Driver

Vehicle Action Going Straight Ahead

Road Type 5 Lanes, Middle Center Turn lane



Crash 5

Minor/Serious/Fatal Crash Information

Crash 5

Date & Time 08/02/20 - 3:37 PM

Location Naches & 1st Street Intersection

Injury Severity Suspected Minor Injury

Functional Class Principle Arterial

DUI Related No

Crash Type Left Turn Crash

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship At Intersection and Related

Speed Limit 30 MPH

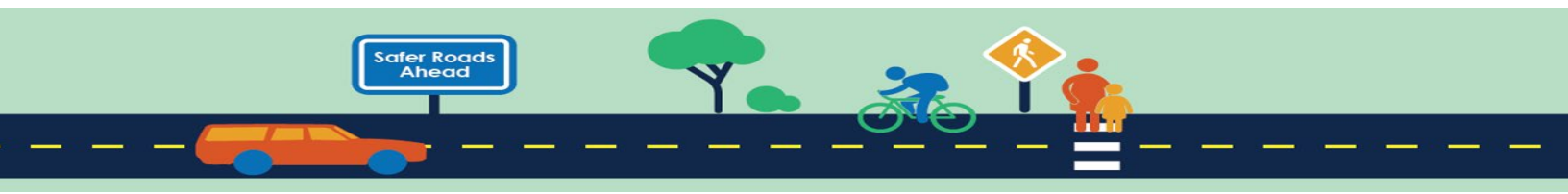
Struck Fixed Object? No

Vehicle Type Passenger Car

Cause of Collision Did Not Grant R/W to Vehicle

Vehicle Action Making Left Turn

Road Type 5 Lanes, Middle Center Turn lane



Crash 6

Minor/Serious/Fatal Crash Information

Crash 6

Date & Time 11/19/20 - 9:18 AM

Location N 1st Street (Between Home & Hillview)

Injury Severity Suspected Minor Injury

Functional Class Minor Arterial

DUI Related No

Crash Type Rear End

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship Not at Intersection & Not Related

Speed Limit 30 MPH

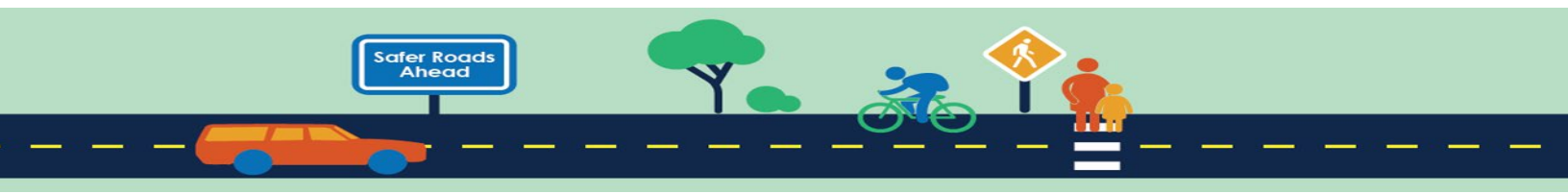
Struck Fixed Object? No

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Distracted Driver

Vehicle Action Going Straight Ahead

Road Type 5 Lanes, Middle Center Turn lane



Crash 7

Minor/Serious/Fatal Crash Information

Crash 7

Date & Time 1/28/21 - 3:37 PM

Location W Fremont Ave (Between 3rd St & Speyers Rd)

Injury Severity Suspected Minor Injury

Functional Class Minor Arterial

DUI Related Yes

Crash Type Struck Fixed Object

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship Intersection Related But Not at Intersection

Speed Limit 25 MPH

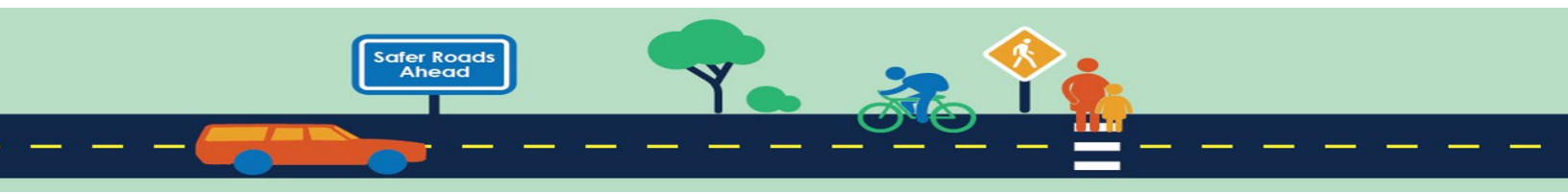
Struck Fixed Object? Yes, Metal Sign Post

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Under Influence of Alcohol

Vehicle Action Making Left Turn

Road Type 3 Lanes, Middle Center Turn lane



Crash 8

Minor/Serious/Fatal Crash Information

Crash 8

Date & Time 03/04/21 - 5:18 PM

Location W Selah Ave (Between 3rd St & 4th St)

Injury Severity Suspected Minor Injury

Functional Class Local Roadway

DUI Related No

Crash Type Pedestrian

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship Not at Intersection & Not Related

Speed Limit 25 MPH

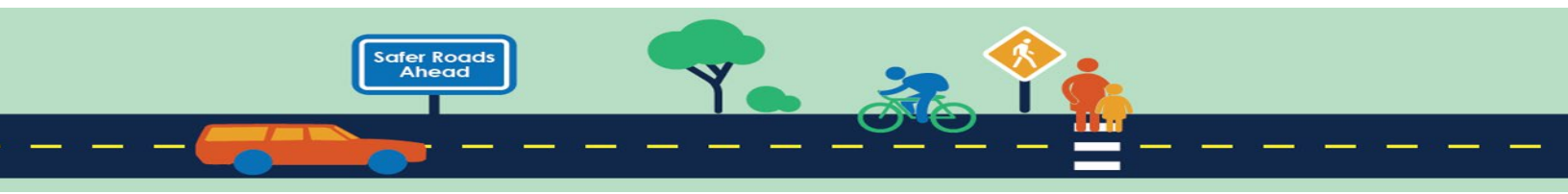
Struck Fixed Object? No

Vehicle Type Passenger Car

Cause of Collision Operating Recklessly or Aggressively

Vehicle Action Overtaking/Passing

Road Type 2 Lanes



Crash 9

Minor/Serious/Fatal Crash Information

Crash 9

Date & Time 04/17/21 - 11:25 PM

Location Lander Road

Injury Severity Suspected Minor Injury

Functional Class Major Collector

DUI Related Yes

Crash Type Struck Fixed Object

Surface Condition Dry

Lighting Conditions Dark - No Street Lights

Roadway Character Slope / Hill

Junction Relationship Not At Intersection & Not Related

Speed Limit 25 MPH

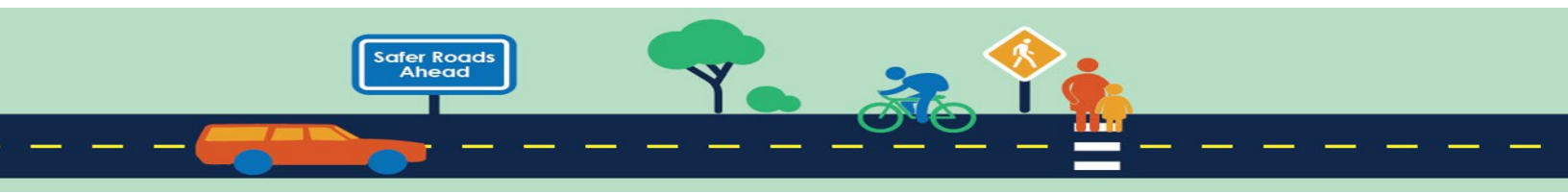
Struck Fixed Object? Yes, Guardrail Face

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Under Influence of Alcohol

Vehicle Action Going Straight Ahead

Road Type 2 Lanes



Crash 10

Minor/Serious/Fatal Crash Information

Crash 10

Date & Time 07/19/21 - 12:37 PM

Location N 1st Street & Fremont Intersection

Injury Severity Suspected Minor Injury

Functional Class Minor Arterial

DUI Related No

Crash Type Left Turn Crash

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship At Intersection & Related

Speed Limit 30 MPH

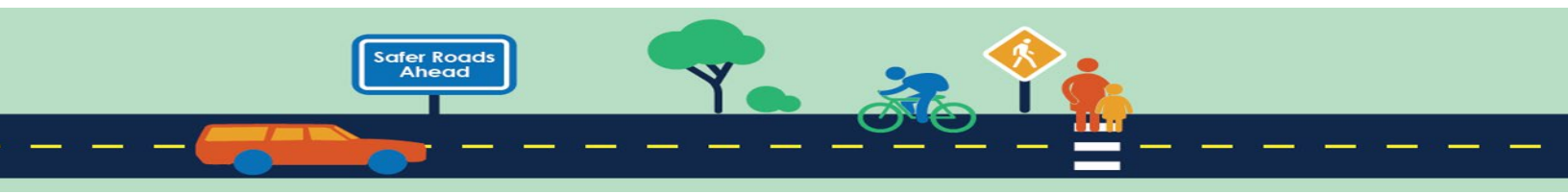
Struck Fixed Object? No

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Improper Turn

Vehicle Action Making Left Turn

Road Type 5 Lanes, Middle Center Turn lane



Crash 11

Minor/Serious/Fatal Crash Information

Crash 11

Date & Time 02/03/22 - 7:38 PM

Location N 1st Street (Between Wernex Loop)

Injury Severity Suspected Minor Injury

Functional Class Minor Arterial

DUI Related No

Crash Type Rear End

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship Not at Intersection & Not Related

Speed Limit 30 MPH

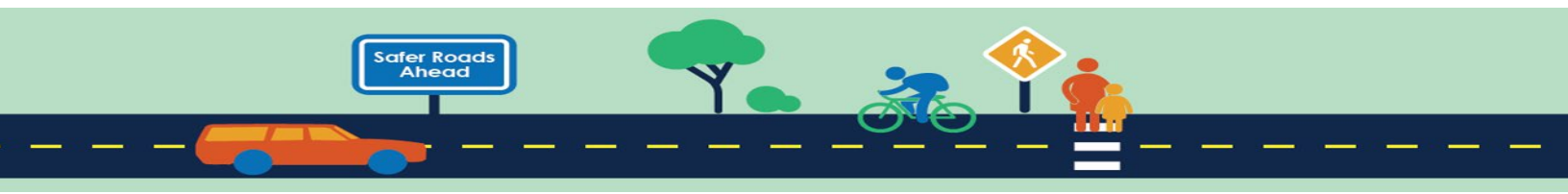
Struck Fixed Object? No

Vehicle Type Passenger Car

Cause of Collision Distracted Driver

Vehicle Action Going Straight Ahead

Road Type 5 Lanes, Middle Center Turn lane



Crash 12

Minor/Serious/Fatal Crash Information

Crash 12

Date & Time 05/17/22 - 3:10 PM

Location Valleyview Ave (Between 1st St & 3rd St)

Injury Severity Suspected Minor Injury

Functional Class Major Collector

DUI Related No

Crash Type Bicyclist

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship Not at Intersection & Not Related

Speed Limit 25 MPH

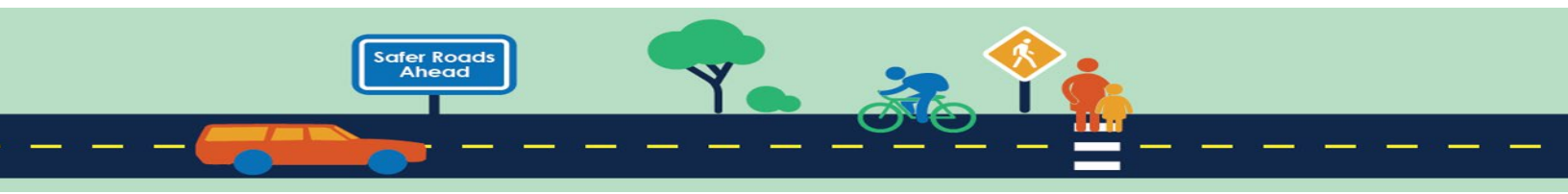
Struck Fixed Object? No

Vehicle Type Passenger Car

Cause of Collision Bicyclist did not Grant R/W to the vehicle

Vehicle Action Going Straight Ahead

Road Type 2 Lanes



Crash 13

Minor/Serious/Fatal Crash Information

Crash 13

Date & Time 05/29/22 - 8:25 AM

Location 1st Street and Naches Ave Intersection

Injury Severity Suspected Minor Injury

Functional Class Principle Arterial

DUI Related No

Crash Type Entering at an Angle

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship At Intersection & Related

Speed Limit 30 MPH

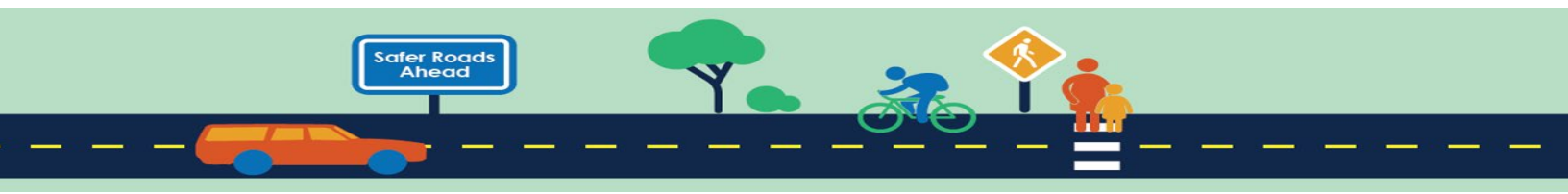
Struck Fixed Object? No

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Disregard Traffic Sign/Signal

Vehicle Action Going Straight Ahead

Road Type 5 Lanes, Middle Center Turn lane



Crash 14

Minor/Serious/Fatal Crash Information

Crash 14

Date & Time 06/09/22 - 4:15 PM

Location N 1st Street (Between Palmer & Goodlander)

Injury Severity Suspected Minor Injury

Functional Class Minor Arterial

DUI Related No

Crash Type Sideswipe

Surface Condition Dry

Lighting Conditions Daylight

Roadway Character Straight & Level

Junction Relationship Not at Intersection & Not Related

Speed Limit 30 MPH

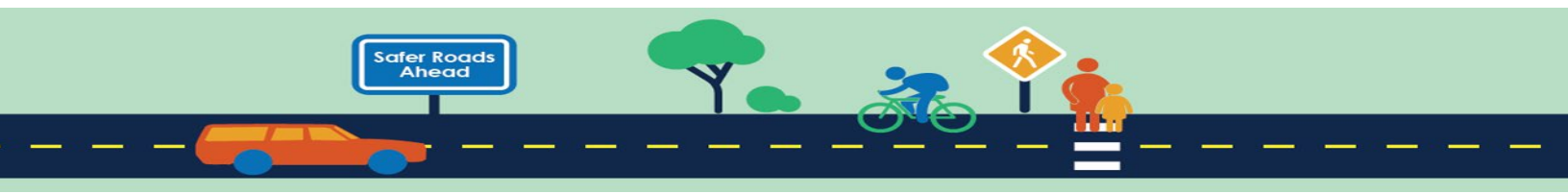
Struck Fixed Object? No

Vehicle Type Pickup, Panel Truck, or Vannete

Cause of Collision Apparently Asleep or Fatigued

Vehicle Action Going Straight Ahead

Road Type 5 Lanes, Middle Center Turn lane



STEP 3: Select Most Common Risk Factors

Based on the information gathered in the first two steps, we now have a comprehensive data set of Selah's roadway and intersection crashes. Using WSDOT & FHWA templates & guidelines, the City has assessed all City right-of-way road crashes.

Now that we have a comprehensive list of crash data from steps 1 and 2, we can put together a list of common risk factors that are commonly present throughout the data set. The common risk factors were selected by reviewing the minor/serious/fatal crashes for common features and by reviewing common features with high crash volumes.

The most common risk factors are listed below:

- *Intersection Presence (Traffic Light Controlled)*
- *Posted Speed Limit*
- *Number of Lanes*
- *Functional Class*
- *Traffic Volume*
- *Pedestrian Crosswalk Presence*
- *Pedestrian Crossing Distance*

These risk factors are taken from a list of roadway and intersection features provided by WSDOT. It is important to know why each of the listed risk factors are included in this list so we have a general understanding of possible areas to improve roadway safety. Intersection Presence is included because half of all minor/serious/fatal crashes over the past five years (2018-2022) were intersection related, and about 40% of all accidents were intersection related with higher quantity of crashes at intersections with traffic signals. Posted Speed Limit and Number of Lanes are listed because 64% of all minor/serious/fatal crashes occurred on roadways with 5 lanes and speeds of 30 MPH or over. Functional Class is listed because 13 out of 14 of the minor/serious/fatal accidents listed in step 2 took place on functionally classified roadways. Traffic Volume is listed because crash volume is higher on our most travelled roadways. Pedestrian Crosswalk Presence and Pedestrian Crossing Distance are listed because out of 9 total pedestrian crashes over the past five years (2018-2022), 9 of them were minor/serious/fatal crashes. In the past 10 years, there have been two fatal crashes in the City of Selah. Both of these crashes were pedestrian fatalities.



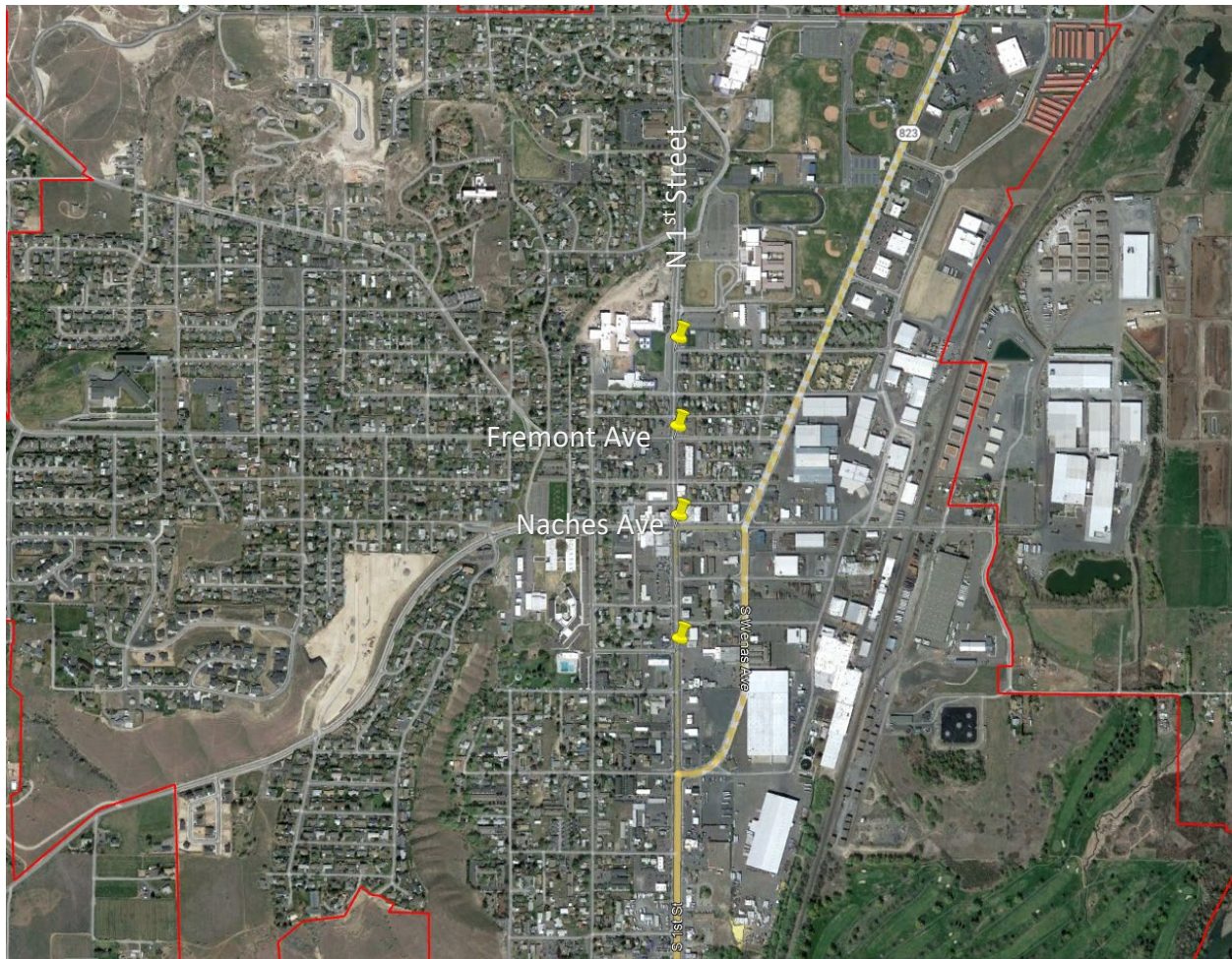
STEP 4: Analyze roadway network for presence of risk factors

Now that we have a list of common risk factors assembled from reviewing the traffic data, we can use these common risk factors to identify areas in our roadway network that share these same roadway features. These areas may not have had an accident in them over the past five years, but based on our determined risk factors these areas may be more susceptible to have minor/serious/fatal crashes.

Based on the list of risk factors put together, the following pages contain maps showcasing where these risk factors can be found within Selah's roadway network, excluding WSDOT SR 823. The maps will show City limits in a red outline. There won't be a map listed here for Traffic Volume, since the traffic count map was provided earlier in Step 1.

Intersection Presence

This map shows the intersections with traffic lights that are owned and operated by the City of Selah. The traffic lights are shown in yellow pins.

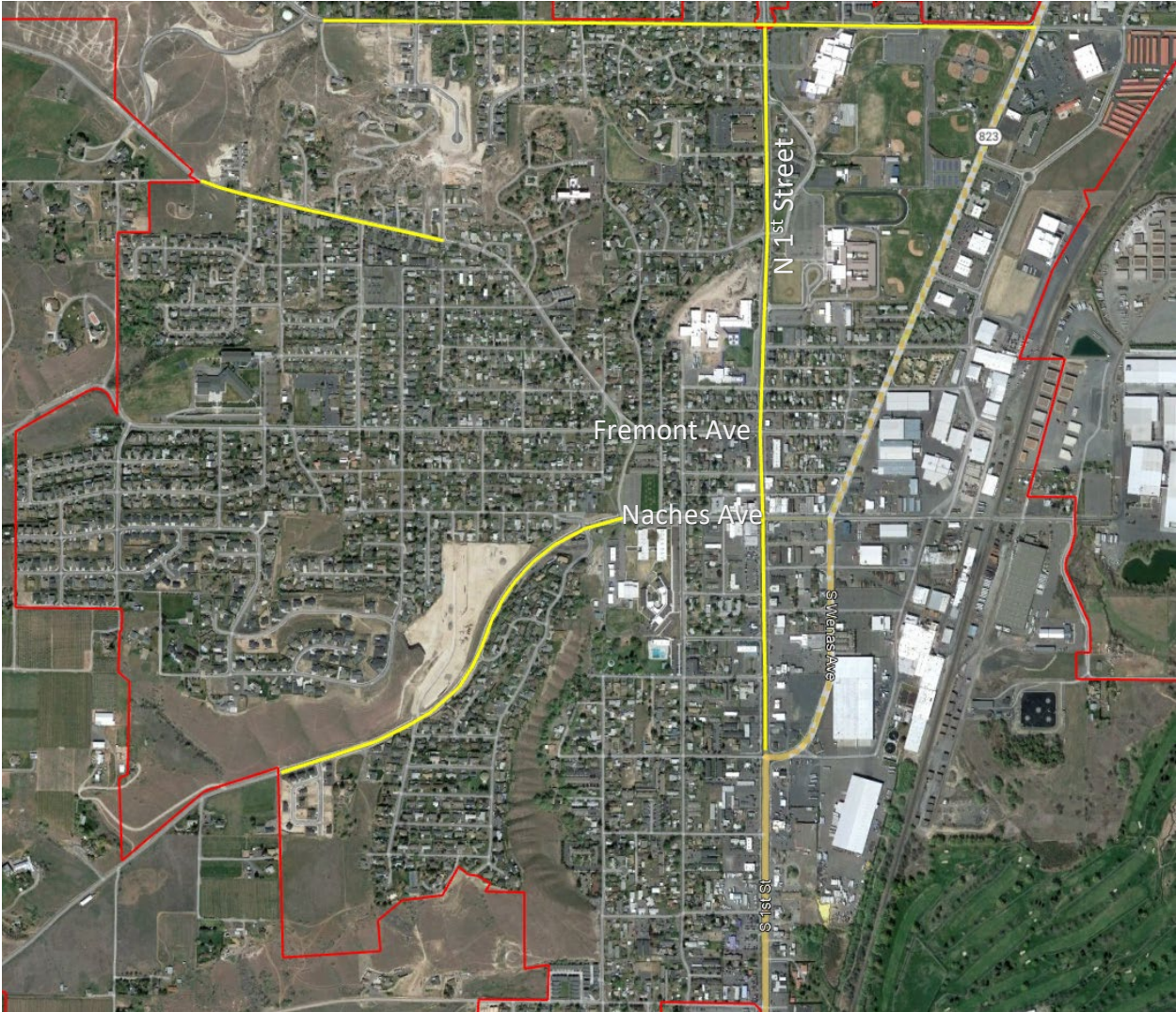


Safer Roads Ahead



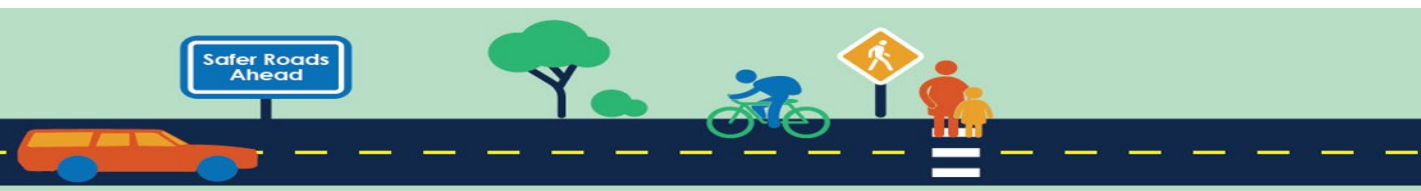
Posted Speed Limit

This map highlights City of Selah owned roadways with 30 MPH or over in yellow.



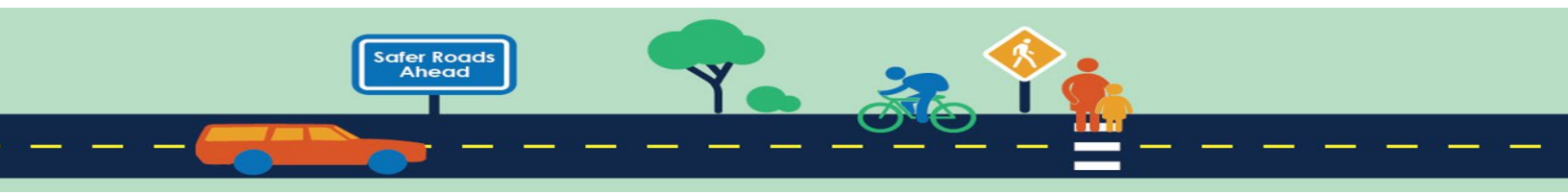
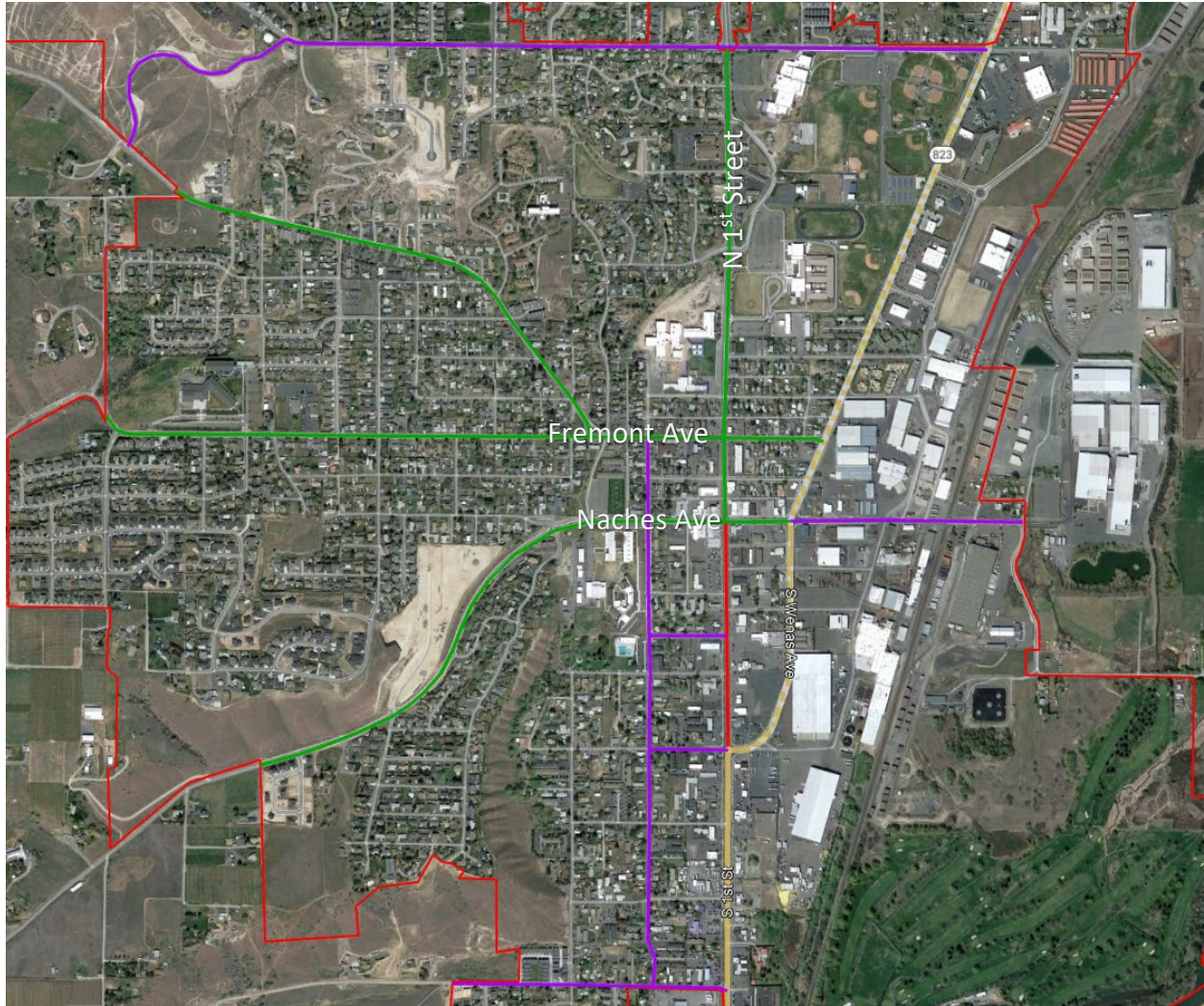
Number of Lanes & Pedestrian Crossing Distance

This map shows City of Selah owned roadways with 5 total lanes highlighted in yellow.



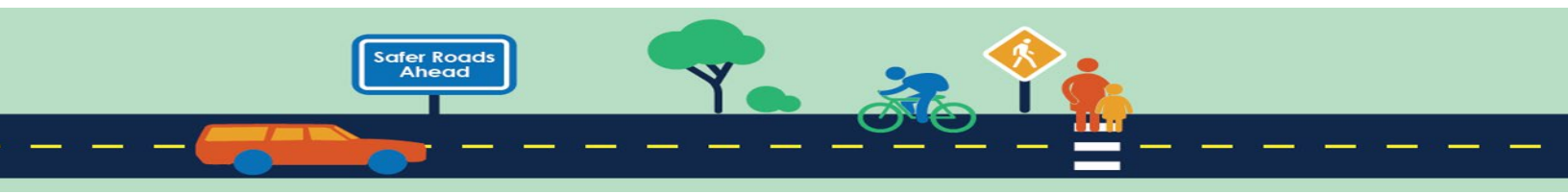
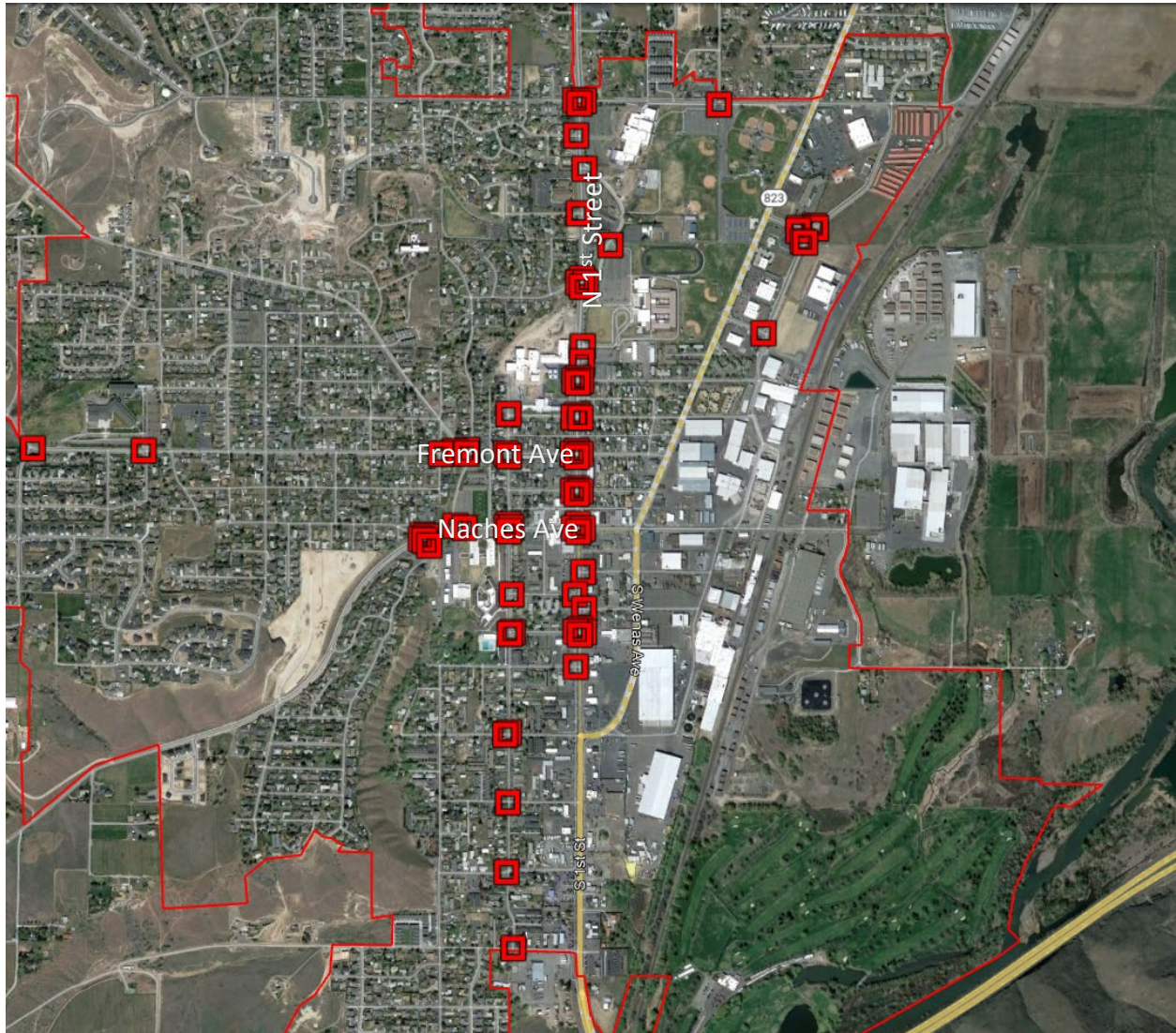
Functional Classification

This is a map of City of Selah owned roadways and their functional classification. Principle Arterials are highlighted in red, Minor Arterials are highlighted in Green, and Major Collectors are highlighted in purple.



Pedestrian Crosswalk Presence

This map shows all crosswalks owned and maintained by the City of Selah. The crosswalks are marked with red squares, and some may overlap due to the maps scale.



STEP 5: Create a Prioritized List of Roadway Locations

Now that we have assessed the roadway network and identified the locations where risk factors can be found within the system, we can start to assess what areas contain multiple risk factors to create a prioritized list. The prioritized list will use the maps created in Step 4, and look for areas that overlap with other risk factors. The more risk factors, the higher the priority on the list the area will be listed as. Only areas with 3 or more risk factors will be listed.

Prioritized List of Roadway Locations Based on Amount of Total Risk Factors

- *1st Street – Valleyview Ave to Goodlander Ave (7 Common Risk Factors)*
- *Goodlander Road – Lander Ave to Wenas Road (4 Common Risk Factors)*
- *Naches Ave – 3rd Street to Railroad Ave (3 Common Risk Factors)*
- *Fremont Ave – 3rd Street to N Wenas Road (3 Common Risk Factors)*

These roadway sections contain 3 or more of the common risk factors assessed from Step 4. Now we will breakdown the risk factors listed for each roadway section.

1st Street from Valleyview to Goodlander contains all seven of the common risk factors found in Step 3. Over the past 5 years (2018-2022), 9 out of the 14 minor/serious/fatal accidents occurred on this roadway. The only fatality in Selah occurred while crossing 1st Street.

Goodlander Road has four of the common risk factors found in Step 3, these are Intersection Presence, Posted Speed Limit, Functional Classification, and Pedestrian Crosswalk Presence. Currently, the only intersection that is traffic light controlled on Goodlander is the intersection at 1st Street, however a light will be constructed at the Lancaster Road intersection in 2024. The traffic light at the intersection of Goodlander and 1st Street is owned and maintained by Yakima County, but it still impacts the City of Selah's traffic network. East Goodlander Road recently had its speed limit raised in 2023 from 25 MPH to 30 MPH, so an eye should be kept on this roadway section to ensure that an increased accident rate does not occur.

Naches Ave and Fremont Ave both have the same three common risk factors: Intersection Presence, Functional Classification, and Pedestrian Crosswalk Presence. These sections of roadway both have traffic light-controlled intersections on 1st Street and Wenas Road. Even though the Wenas Road intersections are owned and operated by WSDOT, they still impact the City of Selah's traffic network. While not listed as one of Selah's most common risk factors, Naches Avenue also has on-street parking which is typically associated with increased accident rates.



STEP 6: Identify Countermeasures to Address Prioritized Locations

Now that we have a list of areas with multiple risk factors, let's identify proven safety countermeasures for each area. This will give us ideas on how to eliminate risk factors in the future. FHWA has put together a collection of 28 proven safety countermeasures that can be used in efforts to eliminate risk factors. Using the list of proven safety countermeasures which can be found on USDOT's website (<https://highways.dot.gov/safety/proven-safety-countermeasures>) we can look at our prioritized list of roadway locations to see what countermeasures we could possibly apply to each listed priority area.

In the section below, the priority area will be listed along with proven safety countermeasures that could be applied to help address the risk factors present. Multiple proven safety countermeasures can be listed to address risk factors, and the countermeasures are listed in no particular priority order.

1st Street – Signal Operations, Roundabouts, Real-Time Warning Systems, Pedestrian Hybrid Beacons, Refuge Islands, Leading Pedestrian Intervals, Countdown Signals

Goodlander Road – Real-Time Warning Systems

Naches Avenue & Fremont Avenue – Signal Operations, Roundabouts, Pedestrian Hybrid Beacons, Leading Pedestrian Intervals, Countdown Signals

As well as the countermeasures from USDOT's list of proven countermeasures, some of the countermeasures listed are taken from WSDOT sample countermeasures. By looking at our crash data, pedestrian safety and intersection safety are areas that we can improve on. One way we can help keep drivers more alert is using Real-Time Warning Systems as well on roadways with 30 MPH to keep drivers focused.



STEP 7: Develop a Prioritized List of Projects

Now that we have a list of areas with multiple risk factors and applicable countermeasures, let's identify proven safety countermeasure projects for each area. This will create a list of projects that could be implemented to help eliminate risk factors. These projects will be listed in order of priority. The priority level is selected set by the risk factors in each roadway location assessed in Step 5.

Below is a quick list and summary of all the projects and how quickly they could be implemented upon funding of the project. The following pages will include detailed descriptions of each project and what it aims to help.

Prioritized List of Projects:

1: 1st Street Signalized Intersection Improvements

- Upgrade the 1st Street intersections on Park Ave, Naches Ave, and Fremont Ave with modern safety features.
- 1-year implementation process (Secure Funding, Construction)

2: Radar Speed Display Signs

- Add radar speed display signs to roadways with 30 MPH and school zones.
- 1-year implementation process (Secure Funding, Construction)

3: 1st Street & Wernex Loop Roundabout

- Add a Roundabout to the intersection at the southern intersection of 1st Street and Wernex Loop with pedestrian islands.
- 2-year implementation process (Secure Funding, Design, Construction)

4: Selah Transportation Network Analysis

- Comprehensive analysis of the Traffic Network in Selah, particularly assessing viability of additional entrances into the City with the purpose of reducing volume on 1st Street.
- 1-year implementation process (Secure Funding, Design/Planning Project)

5: Selah Pedestrian/Bicycle Path Study

- Analyze Pedestrian and Bicycle traffic throughout the City to get an accurate assessment of heavily trafficked pedestrian and bicycle pathways.
- 1-year implementation process (Secure Funding, Design/Planning Project)

The following pages will be detailed explanations of these projects as well as listing how the countermeasures will be implemented to improve safety measures.



1st Street Signalized Intersection Improvements

1st Street in Selah has the highest volume of crashes of all City of Selah owned roadways, as well as 64% of minor/serious/fatal crashes over the past 5 years (2018-2022). The highest volume of crashes come around the signalized intersections. This project would upgrade these signalized intersections to be safer for pedestrians and drivers. The intersection on Home Avenue was just added in 2022 and built to WSDOT standards. This project will improve the three intersections on 1st Street at Park Ave, Naches Ave, and Fremont Ave.

- Upgrade Pedestrian Push Buttons to ADA Standards
- Integrate LPI (Leading Pedestrian Interval)
- Integrate Pedestrian Countdown Signals
- Upgrade Signal Operations to radar sensors

Making these pedestrian crossing improvements will help pedestrians be safer while crossing these intersections. The Signal Operation improvements will keep traffic flowing more efficiently which will keep these intersections safer.

Radar Speed Display Signs

To keep our drivers more alert of how fast they are going, we can implement radar speed display signs to our roadways of 30 MPH and in our school zones. This keeps drivers focused on their driving and helps keep them alert while on the roadways where they may be more accident prone.

- Add Real-Time Warning Systems to Goodlander
- Add Real-Time Warning Systems to 1st Street
- Add Real-Time Warning Systems to Crusher Canyon
- Add Real-Time Warning Systems to Fremont

This will add four new speed radar signs in Selah. Three of them will be posted on our 30 MPH roadways in town, and one on Fremont to help drivers stay alert while driving near the school even though it is only 25 MPH.

1st Street & Wernex Loop Roundabout

Adding a Roundabout will help pedestrians have an additional way to cross 1st Street, as well as keeping traffic moving when the school traffic is flowing. There are currently crosswalks here at 1st Street, but the pedestrians don't have any additional safety measures in place to help them cross. The closest signalized intersection to cross at is at Goodlander and at Home, and these intersections are a half-mile away from each other.

- Add a Roundabout to the 1st Street and Wernex Loop Road / Hillview Ave intersection.

This will give the students at the high school and middle school a safer option to cross the 5 lanes of traffic on 1st Street rather than the existing crosswalk, and allows them to cross here rather than walk to Goodlander Avenue or Home Avenue at a signalized crossing.

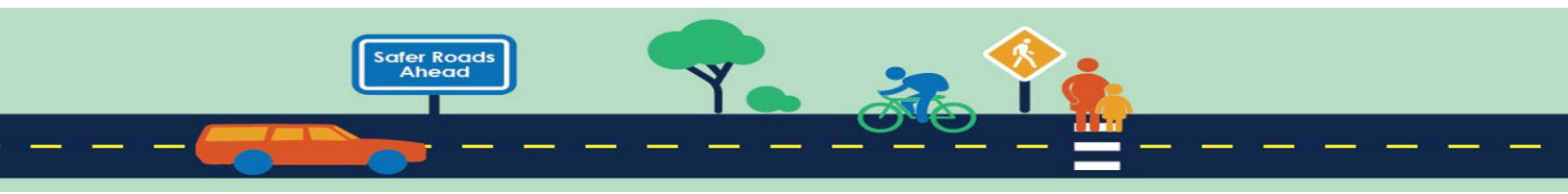


Selah Transportation Network Analysis

This Planning project will take a comprehensive look at Selah’s traffic network to try to analyze possible roadway improvements or additional entrances into the City to help alleviate the traffic volume coming into the City from the freeway. With over 30,000 daily drivers coming in and out of the City and a quickly growing population and business footprint, the City needs to prioritize and analyze ways that we can keep traffic flowing smoothly throughout town without major congestion issues. With a comprehensive transportation network analysis, we can pinpoint projects that can be implemented to help improve Selah’s traffic network.

Selah Pedestrian/Bicycle Path Study

There is little to no documentation or studies performed in the City for pedestrian or bicycle traffic. This project would be a starting point to observe and analyze pedestrian and bicycle traffic patterns to get an accurate assessment of what pathways or most utilized and where pedestrian/bicycle pathway improvements can be made.

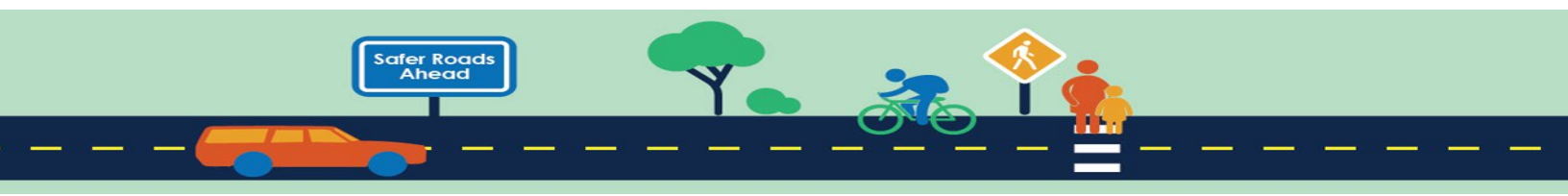


SUMMARY

Using this Local Road Safety Plan as a guideline, the City of Selah is committing to eliminating minor/serious/fatal injuries on our roadways. This is in line with WSDOT's Target Zero plan to eliminate all serious injuries and fatalities in Washington State by 2030.

This Local Road Safety Plan has been reviewed and approved by the Selah City council, with a study session held on January 9th 2024, and a formal adoption of the plan on January 23rd 2024. This plan will be posted online to the City of Selah's Website.

By analyzing the data, continuing to improve the roadways within the City, and implementing safety projects with proven countermeasures we believe we can eliminate the more severe crashes and bring down the overall crash volume in the City.





Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: 10-E *

Action Item

Title: Resolution Authorizing the Mayor to “Task Order No. 2024-02” with HLA Engineering and Land Surveying, Inc., for Professional Services Related to the City’s Lyle Avenue Water Main Improvements Project

From: Rocky Wallace, Public Works Director

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: N/A

Fiscal Impact: \$90,000.00 for engineering services. (The actual costs for engaging a contractor to perform the work are not yet known, will be presented later, and will be separately acted upon by the City Council.)

Funding Source: 411, Water Fund

Background/Findings/Facts: The City’s Lyle Avenue Water Main Improvements project will make certain water main improvements that will include a pressure reducing valve (PRV) station and where one does not currently exist.

The entity of HLA Engineering and Land Surveying, Inc. (HLA) is one of the City’s contracted engineering firms and provides professional engineering services to the City on a project-by-project basis, because the City does not directly employ any engineer(s) on its staff. HLA is willing and able to provide the necessary engineering services on this Project. A written task order – labeled “Task Order No. 2024-02” – has been prepared, reflecting HLA’s expected maximum fees of \$90,000.00.

The attached proposed Resolution will, if approved, authorize the Mayor to sign Task Order No. 2024-02, so that work can commence on this Project forthwith. The City’s recently-adopted 2024 budget-via Ordinance No. 2216 – already includes sufficient monies for this project.

Recommended Motion: I move to approve the Resolution in the form presented.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date: **Action Taken: None**

RESOLUTION NO. 3087

RESOLUTION AUTHORIZING THE MAYOR SIGN "TASK ORDER NO. 2024-02" WITH HLA ENGINEERING AND LAND SURVEYING, INC., FOR PROFESSIONAL SERVICES RELATED TO THE CITY'S LYLE AVENUE WATER MAIN IMPROVEMENTS PROJECT

WHEREAS, the City desires – as part of its Lyle Avenue Water Main Improvements Project (Project) – to make certain water main improvements and construct a pressure reducing valve (PRV) station where one does not currently exist; and

WHEREAS, the entity of HLA Engineering and Land Surveying, Inc. (HLA) is one of the City's contracted engineering firms and provides professional engineering services to the City on a project-by-project basis pursuant to a previously-entered-into Contract for Professional Engineering Services, because the City does not directly employ any engineer(s) on its staff; and

WHEREAS, HLA is willing and able to provide the professional planning services that are necessary for this Project; and

WHEREAS, HLA has drafted a five-page "Task Order No. 2024-02", which recites HLA's scope of work and HLA's expected maximum fees of \$90,000.00; and

WHEREAS, the terms of Task Order No. 2024-02 are acceptable to City staff and City staff recommends that the City Council authorize the Mayor to sign it; and

WHEREAS, the City Council finds that good causes exists;

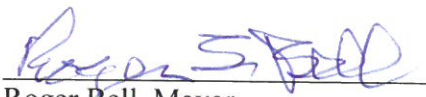
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, that the Mayor be and is authorized to sign the five-page Task Order No. 2024-02 with HLA in the form appended hereto.

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

ATTEST:

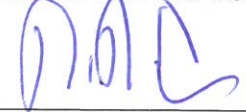


Kim Grimm, Clerk Treasurer



Roger Bell, Mayor

APPROVED AS TO FORM:



Rob Case, City Attorney

TASK ORDER NO. 2024-02

REGARDING GENERAL AGREEMENT BETWEEN CITY OF SELAH

AND

HLA ENGINEERING AND LAND SURVEYING, INC. (HLA)

PROJECT DESCRIPTION:

Lyle Avenue Water Main Improvements
HLA Project No. 24054E

The City plans to loop existing water main extensions serving the Lyle Loop area and install a Zone 2 to Zone 3 pressure reducing valve (PRV) station to provide an additional source of supply and increased fire flow capacity to the area. HLA work will include design and construction engineering. Construction engineering services will be limited to construction meetings, submittal review, periodic site visits, construction contract administration, and preparation of final record drawings. Daily construction observation shall be performed by the City. This project is funded through City reserves. The total estimated project cost is \$400,000, including engineering and contingency.

SCOPE OF SERVICES:

At the direction of the City of Selah (CITY), HLA shall provide professional engineering services for Lyle Avenue Water Main Improvements (PROJECT). HLA services shall include the following:

1.0 Design Engineering

- 1.1 Provide complete PROJECT management to deliver the PROJECT within mutually determined expectations.
- 1.2 Conduct a topographic survey of the PROJECT area as required to complete design, plans, and specifications, including call for utility locates.
- 1.3 Perform field investigations necessary to design the identified improvements.
- 1.4 Attend meetings with the CITY to address technical aspects of the work related to scope, design, and schedule of the PROJECT. Up to two (2) meetings are anticipated.
- 1.5 Prepare preliminary 30% plans and a cost estimate of improvements for review and approval by the CITY.
- 1.6 Notify private utilities of pending improvements.
- 1.7 Based on approved preliminary engineering plans, perform and present design to CITY at 60% and 90% completion for final coordination.
- 1.8 Incorporate CITY review comments and prepare final draft plans, specifications, and estimate for review and approval by CITY.
- 1.9 Perform quality control and assurance review of all final documents.
- 1.10 Prepare Engineer's construction cost estimate.

- 1.11 Provide final plans and specifications to the CITY in electronic format suitable for printing and use at time of bid advertisement. It is anticipated HLA will prepare one (1) complete set of plans and specifications for one bid call; additional bid packages will be considered additional services.
- 1.12 Prepare advertisement for bids. Coordinate with CITY on number and location publications. All advertising fees to be paid by the CITY.
- 1.13 Post documents to HLA website and notify potential bidders, utility companies, and plan centers of PROJECT posting, and maintain planholder list.
- 1.14 Answer and supply information as requested by prospective bidders.
- 1.15 Prepare and issue addenda to contract documents, if necessary.
- 1.16 Attend bid opening and participate in the bid evaluation process.
- 1.17 Prepare summary of bids received and review bidder's qualifications and responsiveness.
- 1.18 Make recommendation of award to the CITY for construction contract.

2.0 Construction Engineering

- 2.1 Following Council award authorization, prepare Notice of Award to the Contractor, assemble construction contract documents, and coordinate execution with the CITY and Contractor.
- 2.2 Review Contractor's submission of certificate of insurance and contract bond.
- 2.3 Coordinate and facilitate preconstruction meeting with the CITY, Contractor, private utilities, and affected agencies.
- 2.4 Prepare and transmit notice to proceed to Contractor.
- 2.5 Furnish a field survey crew to provide geometric control, including construction staking.
- 2.6 Furnish a qualified resident engineer (inspector) to provide periodic site visits to confirm compliance with the water main plans and specifications, and to witness disinfection procedures and pressure tests on new water mains. Daily construction observation shall be performed by the CITY, including completion of daily reports; tracking and measurement of all bid items and associated quantities, including force account work; and PROJECT photographs.
- 2.7 Respond to contractor requests for information (RFI).
- 2.8 Interpret plans and specifications when necessary.
- 2.9 Prepare weekly statements of working days.
- 2.10 Consult and advise the CITY during construction and make final review and report of the completed work with CITY representatives.
- 2.11 Review acceptance sampling and testing for construction materials.
- 2.12 Review Contractor's submission of samples and shop drawings.
- 2.13 Attend construction meetings anticipated once per week during the duration of improvements.
- 2.14 Perform measurement and computation of pay items.

- 2.15 Prepare and provide monthly progress estimates to the CITY and recommend progress payments for the Contractor.
- 2.16 Prepare proposed contract change orders and/or force account computations as required.
- 2.17 Conduct final walkthrough inspection with the Contractor, CITY, and HLA. Prepare and transmit punchlist to Contractor.
- 2.18 Prepare and furnish record drawings and field notes of completed work in accordance with PROJECT field records provided by the resident engineer.
- 2.19 Prepare and submit recommendation of PROJECT acceptance.
- 2.20 Prepare and submit Notice of Completion of Public Works Contract (NOC). Monitor lien releases from state agencies.
- 2.21 Notify CITY when retainage may be released.

3.0 Additional Services

Provide professional engineering services for additional work requested by the CITY that is not included in this Task Order.

4.0 Items to be Furnished and Responsibility of the CITY

The CITY will provide or perform the following:

- 4.1 Provide full information as to CITY requirements of the PROJECT.
- 4.2 Assist HLA by providing all available information pertinent to the PROJECT relative to completion of design and construction of the PROJECT.
- 4.3 Assist HLA with the coordination of improvements with utility companies and adjacent property owners or developers and assist with securing access to private properties along the alignment to gather necessary design information.
- 4.4 Assist HLA with utility research including removing sediment from catch basins, manholes, and valve boxes, to determine existing pipe sizes, materials, and depths.
- 4.5 Examine all documents presented by HLA and provide written decisions within a reasonable time so as not to delay the work of HLA.
- 4.6 Obtain approval of all governmental authorities with jurisdiction over the PROJECT, and approvals and consents from other individuals or bodies as necessary for completion. Pay all review fees and costs associated with obtaining such approvals.
- 4.7 Pay for all necessary permit fees, DOH review fees, and audit costs.
- 4.8 Pay for advertising, notices, or other publications as may be required.
- 4.9 Complete daily construction observation, including daily reports; tracking and measurement of all bid items and associated quantities, including force account work; take PROJECT photographs; coordinate periodic site visits by HLA, and provide full construction observation information to HLA.

TIME OF PERFORMANCE:

Following receipt of signed Task Order, HLA will diligently pursue completion of the PROJECT based on the following anticipated schedule:

1.0 Design Engineering

- 2.1 HLA will provide 60% draft plans, 60% draft specifications, and 60% cost estimate for CITY review within twenty (20) working days from receipt of signed Task Order.
- 2.2 90% draft plans, specifications, and estimate will be provided within ten (10) working days of receiving CITY comments on 60% plans, specifications, and estimate.
- 2.3 100% draft plans, specifications, and estimate will be provided within ten (10) working days of receiving CITY comments on 90% plans, specifications, and estimate.
- 2.4 Final plans, specifications, and estimate will be provided to the CITY within five (5) working days of receiving comments on 100% draft plans, specifications, and estimate.

2.0 Construction Engineering

- 2.1 Engineering services during construction of the PROJECT shall begin upon construction contract award by the CITY to the lowest responsible bidder and shall extend through the completion of construction, and completion of as-constructed drawings.
- 2.2 Construction engineering services shall begin upon construction contract award by the CITY to the lowest responsible bidder and extend through the completion of construction, and completion of as-constructed drawings.
- 2.3 A maximum of twenty-five (25) working days has been assumed for the construction of the improvements, utilizing a standard 40-hour work week.
- 2.4 Should the Contractor be granted time extensions for construction completion due to recognized delays, requested additional work, and/or change orders, services during construction beyond the twenty-five (25) total working days shall be considered additional services.

3.0 Additional Services

Time for completion of work directed by the CITY under additional services shall be negotiated and mutually agreed upon at the time service is requested by the CITY.

FEE FOR SERVICE:

For the services furnished by HLA as described under this Task Order, the CITY agrees to pay HLA the fees as set forth herein. The amounts listed below may be revised only by written agreement of both parties.

1.0 Design Engineering


All work for Design Engineering services shall be performed for the lump sum fee of \$40,000.

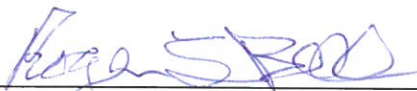
2.0 Construction Engineering

All work for Construction Engineering services shall be completed on an hourly basis, at normal hourly billing rates, for the estimated maximum fee of \$50,000. If the Contractor is granted additional working days beyond those identified in the Time of Performance, then work shall be considered Additional Services.

3.0 Additional Services

Additional work requested by the CITY not included in this Task Order shall be authorized by the CITY and agreed upon by HLA in writing prior to proceeding with services. HLA will perform additional services as directed/authorized by the CITY on a time-spent basis at the hourly billing rates included in our General Agreement, plus reimbursement for direct non salary expenses such as laboratory testing, printing expenses, vehicle mileage, out-of-town travel costs, and outside consultants.

Proposed:  1/17/2024
HLA Engineering and Land Surveying, Inc. Date
Michael T. Battle, PE, President

Approved:  1/23/2024
City of Selah Date
Roger Bell, Mayor



Selah City Council
 Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: **11-A**

Action Item

Title: Open Record Public Hearing to Consider Approval and Adoption of the City of Selah’s 2023 Housing Action Plan.

From: Jeff Peters, Community Development Supervisor

Action Requested: Public Hearing - Open Record

Staff Recommendation: Hold the required public hearing, and adopt the accompanying resolution.

Board/Commission Recommendation: Approval

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: From late 2022 to present the City of Selah Planning Division and its housing consultant the Beckwith Consultant Group have been working on the development of a Housing Action Plan (HAP) for the City of Selah which provides strategies to address changes in the housing market that support an increase in housing supply, affordability/stability and diversity of housing types, and addresses changes in the City’s development regulations required by Washington State House Bills (HB) 1220, HB1110, HB 1337, and HB 1293. Following months of development and public involvement, the City has completed the draft HAP which is now being considered for council adoption.

Recommended Motion: None.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

| Date: | Action Taken: |
|----------------------|--|
| 2-21 to 12-19 - 2023 | Planning Commission Study Sessions |
| 11/22/2023 | Notice of Environmental Review, PC Public Hearing and Legal Notice |
| 12/19/2023 | Planning Commission Public Hearing |
| 1/12/2024 | Notice of City Council Public Hearing |

Selah City Council Hearing Packet

for

2023 Housing Action Plan

File Number: SEPA-2023-005

List of Exhibits

| <u>Item</u> | <u>Exhibit</u> |
|---|----------------|
| Staff Report & Recommendation | |
| City of Selah Planning Commission Draft Findings & Recommendation | 1A |
| Staff Report, Facts and Findings | 1B |
| Applications: | |
| State Environmental Policy Act Checklist (SEPA) | 2A |
| Draft Housing Action Plan | 2B |
| Draft Housing Action Plan Appendices | 2C |
| Public Comments: | |
| Stephanie Flowers, Charley Underwood, Brad Selland – Selland Construction - Written Comments on proposed HAP, November 22, 2023 | 3A |
| Esther Magasis, Director of Human Services – Written Comments on proposed HAP, October 27, 2023 | 3B |
| Environmental Decisions: | |
| City of Selah Determination of Nonsignificance | 4A |
| Public Notices: | |
| Notice of Environmental Review, Application, Public Comment & Planning Commission Public Hearing | 5A |
| Affidavit of Publication – Legal Add | 5B |
| Affidavit of Mailing - Notice of Environmental Review, Application, Public Comment & Planning Commission Public Hearing | 5C |
| Email Notice to City of Selah Housing Action Plan stakeholders - Notice of Environmental Review, Application, Public Comment & Planning Commission Public Hearing | 5D |
| Affidavit of Mailing of Environmental Determination of Nonsignificance SEPA -2023-005 | 5E |
| State of Washington Department of Commerce 60-day Notice of Intent to Adopt Amendment Approval Letter | 5F |
| Order Confirmation of Publication Yakima Herald Republic – Legal Add – HAP Council Hearing | 6F |

SELAH PLANNING COMMISSION

**RECOMMENDATION TO THE SELAH CITY COUNCIL
FOR
CONSIDERATION OF THE CITY'S 2023 HOUSING ACTION PLAN**

WHEREAS

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

WHEREAS

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

WHEREAS

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

WHEREAS

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

WHEREAS

The Washington State Legislature then subsequently passed HB 1220, HB1110, HB 1337, and HB 1293 in 2022, and 2023 requiring the City of Selah to plan for and develop regulations which increase housing affordability, reduce cost of housing for low-income and cost burdened households, increase supply, increase inventory of housing for all household types, increase variety and housing sizes and types, increase the stock of housing options needed for aging seniors, provide methods for maintaining the existing housing stock, increase household wealth by providing safe and stable options for rental housing and pathways to homeownership, and increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities; and,

WHEREAS

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



WHEREAS

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

WHEREAS

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

WHEREAS

Adoption of the Draft HAP will provide the City with 30 implementation tasks/actions that are divided into four categories which meet the housing requirements for Washington State House Bills (HB) 1220, HB 1110, HB 1337, and HB 1293. The plan also provides implementation tasks/actions that support program options for voucher-rental assistance, program options for site acquisition/developer incentives, incentives options for reduced fees/Multi-Family Tax Exemption, and finance options for housing programs. These implementation tasks and housing needs assessment will inform the city and help it update the City's Housing Element of its 2017 Comprehensive Plan, and development regulations to meet the City's future housing demands; and,

WHEREAS

The proposed Housing Action Plan is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP; and,

WHEREAS

As required by the Growth Management Act, the HAP is consistent with Yakima Countywide Planning Policies; and,

WHEREAS

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

WHEREAS

The Selah Planning Commission held an open record public hearing on the Selah Draft HAP on December 19, 2023; and,

WHEREAS

Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the Draft HAP through the public review and SEPA processes; and,

WHEREAS

At its December 19, 2023, public hearing, the Selah Planning Commission heard the staff presentation regarding the Draft HAP, took public testimony and recommended approval; and,

Now therefore, the Selah Planning Commission presents the following findings and recommendations to the Selah City Council:

Based upon a review of the information contained in the staff report, exhibits, testimony and other evidence presented as an open record public hearing held on December 19, 2023, the Planning Commission makes the following:

PURPOSE AND DESCRIPTION OF PROPOSED PLAN:

In 2019, the Washington State Legislature passed HB 1923, aimed at encouraging cities planning under the state GMA to take actions to increase residential building capacity. These actions include developing a housing action plan "...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market" (RCW 36.70A.600). The proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element, future work plans, and budgets. The proposed HAP identifies the following housing needs should be addressed in the City's Comprehensive Plan and future development regulations: Affordability, reduced cost of housing for low-income and cost burdened households; supply, increased inventory of housing for all household types, increase variety of housing sizes and types, increase in the stock of housing options needed for aging seniors, methods for maintaining the existing housing stock, increase household wealth by providing safe, stable options for rental housing and pathways to homeownership, and increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities.

FINDINGS OF FACT

1. The Planning Commission adopts the findings of fact from the staff report attached hereto as Exhibit "A", respectively;

2. The Planning Commission enters the following findings of fact based on the testimony provided and subsequent discussion during the public hearing documented in the Commission hearing minutes, attached hereto as Exhibit “B”, respectively;
3. The proposed HAP includes updated information which affects the Comprehensive Plan elements of Land Use, and Housing;
4. The proposed HAP is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP as documented in “Exhibit A”;
5. The proposed HAP recommends development regulation amendments to the city’s zoning ordinance which support: 1. Encouragement of diverse housing development within existing neighborhoods; 2. Creating and preserving affordable homes; 3. Creating homeownership opportunities for low- and moderate-income households; 4. Supporting housing options that meet the diverse needs of those struggling with homelessness; 5. Addressing the needs of those struggling with homelessness; and 6. Protecting against displacement and poor housing conditions. Updating the City’s Comprehensive Plan and development regulations to meet the above goals and objectives will meet the requirements of the Growth Management Act;
6. The proposed Housing Action Plan identifies 30 implementation tasks/actions that are divided into four categories which can help the City of Selah meet its future housing challenges documented in “Exhibit A”;
7. The proposed HAP underwent extensive public involvement from February to November 7, 2023 which is documented in the Public Involvement/HAP Development section of the staff report and City of Selah’s HAP webpage at: <https://selahwa.gov/planning/city-of-selah-housing-action-plan/>;
8. As required by the Growth Management Act, the HAP is consistent with Yakima Countywide Planning Policies;
9. The public use and interest will be served;
10. Environmental Review for the HAP was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on December 7, 2023, and no appeal was file.

11. Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the HAP through the public review and SEPA processes.

CONCLUSIONS

1. The proposed HAP, meet the requirements of the Growth Management Act.
2. The proposed HAP is consistent with and/or will be adopted as part of the City's Comprehensive Plan, and is consistent with the Growth Management Act and other requirements of State law.
3. The proposed HAP is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP.
4. The public use and interest will be served.
5. Environmental Review for the entire proposal was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on December 7, 2023.
6. Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the Sub Area Plan through the public review and SEPA processes.
7. Comments received during the public comment period and at the public hearing have been considered in the final recommendation.

MOTION

Based on the testimony and evidence presented during the public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft HAP dated December 19, 2023, be forwarded to the Selah City Council with a recommendation of approval.

Having made the above Findings of Fact and Conclusions, the Planning Commission hereby renders its

RECOMMENDATION TO THE CITY COUNCIL

The Planning Commission of the City of Selah, having received and considered all evidence and testimony presented at the public hearing and having received and reviewed the record herein, hereby recommends that the City Council APPROVE the City of Selah 2023 Housing Action Plan

and forwards its recommendation to the Selah City Council.

RECOMMENDED this 19th day of December 2023.

By: 
Lisa Smith, Chair, Selah Planning Commission

CITY OF SELAH PLANNING COMMISSION
STAFF REPORT
December 19, 2023

TO: Selah Planning Commission

FROM: Jeff Peters, Community Development Supervisor

SUBJECT: Planning Commission Consideration of the City of Selah's 2023 Housing Action Plan.

FOR MEETING OF: December 19, 2023

PROPOSAL: Selah Planning Commission consideration and public hearing for the 2023 Housing Action Plan (HAP). A brief description of the HAP's purpose is to identify strategies and a variety of actions the City could take to increase housing supply, affordability/stability, and diversity of housing types within the City and its Urban Growth Area (UGA).

STAFF RECOMMENDATION: The Selah Community Development and Planning Division recommends that the Planning Commission hold the required public hearing, take public input, revise the draft HAP as necessary and forward the Planning Commission's recommendation to the Selah City Council for final consideration.

PURPOSE AND DESCRIPTION OF THE PROPOSED PLAN: In 2019, the Washington State Legislature passed HB 1923, aimed at encouraging cities planning under the state GMA to take actions to increase residential building capacity. These actions include developing a housing action plan "...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market" (RCW 36.70A.600). The proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element, future work plans and budgets. The proposed Housing Action Plan identifies the following housing needs should be addressed in the City's Comprehensive Plan and future development regulations: Affordability, reduced cost of housing for low-income and cost burdened households; supply, increased inventory of housing for all household's types, increased variety of housing sizes and types, increase in the stock of housing options needed for aging seniors, methods for maintaining the existing housing stock, increase household wealth by providing safe, stable options for rental housing and pathways to homeownership, and increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities.

The proposed Housing Action Plan identifies 30 implementation tasks/actions that are divided into four categories for meeting the above housing needs: Implementation tasks/actions required by state law (Washington State House Bills (HB) 1220, HB1110, HB 1337, and HB 1293) (number



of implementation tasks/actions - 18), program options for voucher-rental assistance (number of implementation tasks/actions - 4), program options for site acquisition/developer incentives (number of implementation tasks/actions - 3), incentives options for reduced fees/Multi-Family Tax Exemption (number of implementation tasks/actions - 2), and finance options for housing programs (number of implementation tasks/actions - 3). These strategies are generally consistent with the City's Comprehensive Plan. However, the needs assessment points to a greater need for emphasis on increasing the supply of permanently affordable housing for households that make 80 percent or less of the area median income. Since the last Comprehensive Plan update this need has grown in the City of Selah and the proposed Housing Action Plan will guide the City to explore use of a variety of tools that would enable the City to be more proactive in this arena.

ANALYSIS OF PROPOSED HAP: Overall, the HAP provides a variety of implementation tasks/actions that are proposed for further consideration by the Selah City Council that aim to increase housing supply, affordability/ stability and diversity of housing types. The plan focuses on six objectives: 1. Encouragement of diverse housing development within existing neighborhoods; 2. Creating and preserving affordable homes; 3. Creating homeownership opportunities for low- and moderate-income households; 4. Supporting housing options that meet the diverse needs of those struggling with homelessness; 5. Addressing the needs of those struggling with homelessness; and 6. Protecting against displacement and poor housing conditions. The types of actions generally include: Investments and Partnerships, Policy/ Regulations, and Land Use Regulations, all centered around meeting the requirements of HB 1220, HB 1110, HB 1337, and HB 1293.

RCW 36.70A.600(2) (a-g) requires Housing Action Plans to contain the following information to be considered for adoption:

(2) A city planning pursuant to RCW 36.70A.040 may adopt a housing action plan as described in this subsection. The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market. A housing action plan may utilize data compiled pursuant to RCW 36.70A.610. The housing action plan should:

(a) Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, costs-burdened households;

Staff Response: *Satisfied - See HAP Chapters F Housing Requirements and G OFM income requirements, as well as Appendices F Housing Requirements, and G Housing requirements by household type.*

(b) Develop strategies to increase the supply of housing, and variety of housing types, needed to serve the housing needs identified in (a) of this subsection;

Staff Response: *Satisfied - See HAP Chapter I Implementation.*

(c) Analyze population and employment trends, with documentation of projections;

Staff Response: *Satisfied - See HAP Chapters A Demographics, B Market trends, C Housing supply, and D Housing resources, as well as appendices B Housing sales*

trends/critical skills, C Housing Construction trends, F Housing Requirements, and G Housing requirements by household type.

(d) Consider strategies to minimize displacement of low-income residents resulting from redevelopment;

Staff Response: Satisfied - See HAP Appendix H.

(e) Review and evaluate the current housing element adopted pursuant to RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions;

Staff Response: Satisfied - See HAP appendices J 2017 Comprehensive Plan Housing Element Analysis, and K Draft 2024 Comprehensive Plan Housing Element.

(f) Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups; and

Staff Response: Satisfied - See HAP Chapter E Public opinions, and appendix E Public Opinions.

(g) Include a schedule of programs and actions to implement the recommendations of the housing action plan.

Staff Response: Satisfied - See HAP Chapter I Implementation.

Proposed HAP Plan implementation tasks that require development regulation changes with update of the City's Comprehensive Plan:

- 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.
- 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.
- Reduce minimum lot size, increase allowable density, and allow lot splitting to increase density and innovation for middle housing.
- 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.
- Authorize duplexes on corner lots and in more than one residential zone.
- Authorize cluster zoning in all residential zones to consolidate open space in configurations that are more accessible, aesthetic, and usable.
- Adopt a Form-Based Code (FBC) in a residential zone and the downtown district.
- Allow off-street parking to compensate for lack of on-street parking when private roads are used.
- Increase SEPA categorical exemptions for residential or mixed-use development.
- Remove the owner requirement to reside in or occupy the ADU or another housing unit on the site.
- 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.
- Allow ADU sale as a condominium unit independent of the principal unit.

- 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.
- Expedite project permit applications for projects that include dwelling units that are affordable for low-income and moderate-income households.
- Design guidelines must include one or more ascertainable standard or criterion by which an applicant can determine whether a given building design is permissible.
- Design guidelines may not reduce density, height, bulk, or scale below the generally acceptable development regulations for any other proposal in the zone.

ENVIRONMENTAL REVIEW (SEPA): Environmental review was conducted on the draft HAP with the issuance of a Notice of Environmental Review, Public Comment and Planning Commission Public Hearing on November 22, 2023, and concluding with a Determination of Nonsignificance (DNS) on December 7, 2023, with no appeals filed during the following 5-day appeal period.

PUBLIC NOTICE: A notice of public hearing and legal advertisement publication was provided on November 22, 2023, more than ten days prior to the Planning Commission hearing.

PUBLIC & AGENCY COMMENTS: As of the date of this report, one public comment on the HAP has been received from the public and/or private agencies with jurisdiction and environmental expertise.

PUBLIC INVOLVEMENT/HAP DEVELOPMENT: The City of Selah's Draft HAP was initiated in December of 2022 with the selection of the Beckwith Consulting Group. The HAP's first scheduled public involvement event occurred on February 21, 2023, with a public presentation to the Selah City Council and Planning Commission. From February to November 7, 2023, the City of Selah Planning Commission conducted approximately 15 study sessions covering the development and drafting of the HAP, two open houses at the Selah Civic Center, and three city council study sessions. The city conducted two online surveys and one in person visual survey. Public outreach was provided to interested property owners, developers, housing providers and agencies, and other housing stakeholders. All HAP presentations, survey results, public notices, and materials used to develop the HAP have been posted on the City of Selah's HAP webpage at: <https://selahwa.gov/planning/city-of-selah-housing-action-plan/>. For more information regarding the HAPs development or public involvement please see HAP Chapter and Appendix E.

CONCLUSIONS:

1. The proposed Housing Action Plan is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP.
2. The proposed HAP includes updated information, which will direct changes to the following Comprehensive Plan elements: Land Use and Housing.
3. The proposed HAP recommends development regulation amendments to the city's zoning ordinance which support: 1. Encouragement of diverse housing development

within existing neighborhoods; 2. Creating and preserving affordable homes; 3. Creating homeownership opportunities for low- and moderate-income households; 4. Supporting housing options that meet the diverse needs of those struggling with homelessness; 5. Addressing the needs of those struggling with homelessness; and 6. Protecting against displacement and poor housing conditions. Updating the City's Comprehensive Plan and development regulations to meet the above goals and objectives will meet the requirements of the Growth Management Act.

4. As required by the Growth Management Act, the HAP is consistent with Yakima Countywide Planning Policies.
5. The public use and interest will be served.
6. Environmental Review for the HAP was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on December 7, 2023.
7. Public notice of the public hearing was published in the official newspaper of the City, sent to all parties who expressed interest in being notified, and who commented on the HAP through the public review, comment, and SEPA processes. Comments were received and considered.

RECOMMENDATION: The City of Selah Planning Division recommends that the Planning Commission hold the required public hearing, take public input, revise the draft as necessary, and forward the Planning Commission's recommendation to the Selah City Council for further consideration.

SUGGESTED MOTIONS:

Approval: Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft Housing Action Plan be forwarded to the Selah City Council with a recommendation of approval.

Approval with modifications: Based on the testimony and evidence presented during this afternoon's public hearing, I move that the city planning staff modify the findings of fact and draft Housing Action Plan, to include the following noted changes..., and with these changes move that the modified findings and Housing Action Plan, and order that the modified draft Housing Action Plan be forwarded to the Selah City Council with a recommendation of approval.

Denial: Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission reject the findings of fact and order that the findings be modified to include the following reasons for denial, and order that the draft Housing Action Plan be forwarded to the Selah City Council with a recommendation of denial.



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

RCW Chapter 43.21C

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. **Name Of Proposed Project (If Applicable):**
Environmental Review of the City of Selah's 2023 Housing Action Plan
2. **Applicant's Name & Phone:**
Jeff Peters, City of Selah Community Development Supervisor, (509)698-7372
3. **Applicant's Address:**
City of Selah Public Works 222 Rushmore Road, Selah, WA 98942
4. **Contact Person & Phone:**
Same as applicant.
5. **Agency Requesting Checklist:** City of Selah
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**
A public hearing before the City of Selah Planning Commission in the month of December or January of 2024. The City Council is expected to consider the final housing action plan in late January of 2024.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**
Yes, the proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element and future work plans and budgets.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
Background environmental information was completed to inform the development of the housing action plan, including: A Housing Needs Assessment to identify trends and data on demographics, housing and income in Selah; A Gap Analysis to understand the amount and the type of housing needed through year 2045 (included in the Housing Needs Assessment); Demographics; Buildable land capacity; and Racially disparate impacts analysis.

EXHIBIT

tabbles

2A

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

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

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

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

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

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

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

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

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

EARTH

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

flat rolling hilly steep slopes mountainous other: _____

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

AIR

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

SURFACE WATER

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A Non-Project Action.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A Non-Project Action.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A Non-Project Action.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A Non-Project Action.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A Non-Project Action.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A Non-Project Action.

GROUND WATER

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A Non-Project Action.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A Non-Project Action.

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

WATER RUNOFF (INCLUDING STORM WATER)

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

PLANTS

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

- | Deciduous Trees: | Evergreen Trees: | Wet Soil Plants: | Water Plants: | Other: |
|---|---|---|--|---|
| <input checked="" type="checkbox"/> Alder | <input checked="" type="checkbox"/> Fir | <input checked="" type="checkbox"/> Cattail | <input checked="" type="checkbox"/> Milfoil | <input checked="" type="checkbox"/> Shrubs |
| <input checked="" type="checkbox"/> Maple | <input checked="" type="checkbox"/> Cedar | <input checked="" type="checkbox"/> Buttercup | <input checked="" type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Grass |
| <input checked="" type="checkbox"/> Aspen | <input checked="" type="checkbox"/> Pine | <input checked="" type="checkbox"/> Bullrush | <input checked="" type="checkbox"/> Water Lily | <input checked="" type="checkbox"/> Pasture |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Crop Or Grain |
| | | <input type="checkbox"/> Other | | <input checked="" type="checkbox"/> Orchards, vineyards, or other permanent crops |
| | | | | <input checked="" type="checkbox"/> Other types of vegetation |

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

ANIMALS

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

Examples include:

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

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

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

All of the above.

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

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

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

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

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

N/A Non-Project Action.

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

N/A Non-Project Action.

ENERGY AND NATURAL RESOURCES

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

ENVIRONMENTAL HEALTH

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

5. Describe special emergency services that might be required.

N/A Non-Project Action.

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

N/A Non-Project Action.

NOISE

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

LAND AND SHORELINE USE

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

N/A Non-Project Action.

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

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

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

N/A Non-Project Action.

4. Describe any structures on the site.

N/A Non-Project Action.

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

N/A Non-Project Action.

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

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

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

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

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

LAND AND SHORELINE USE

12. Proposed measures to avoid or reduce displacement impacts, if any.

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

HOUSING

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

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

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

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

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

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

AESTHETICS

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

LIGHT AND GLARE

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

RECREATION

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

HISTORIC AND CULTURAL PRESERVATION

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

N/A Non-Project Action.

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

HISTORIC AND CULTURAL PRESERVATION

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

N/A Non-Project Action.

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

N/A Non-Project Action.

TRANSPORTATION

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

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

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

TRANSPORTATION

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

N/A Non-Project Action.

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

N/A Non-Project Action.

PUBLIC SERVICES

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

N/A Non-Project Action.

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

N/A Non-Project Action.

UTILITIES

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

- electricity natural gas water refuse service telephone
 sanitary sewer septic system other _____

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

N/A Non-Project Action.

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

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

11/22/2023

Property Owner or Agent Signature

Date Submitted

Jeffery R Peters



Community Development Supervisor

Name of Signee

Position and Agency/Organization

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

None.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proposed measures to avoid or reduce shoreline and land use impacts are:
None at this time.

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

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

Proposed measures to reduce or respond to such demand(s) are:
None proposed.

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

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



City of Selah Housing Action Plan
7 November 2023

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

City of Selah
Community Development Supervisor Jeff Peters

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

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

Selah Housing Action Plan (HAP) Preface

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

Demographics

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

Development capacity

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

Inventory

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

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

Public opinion

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

Requirements

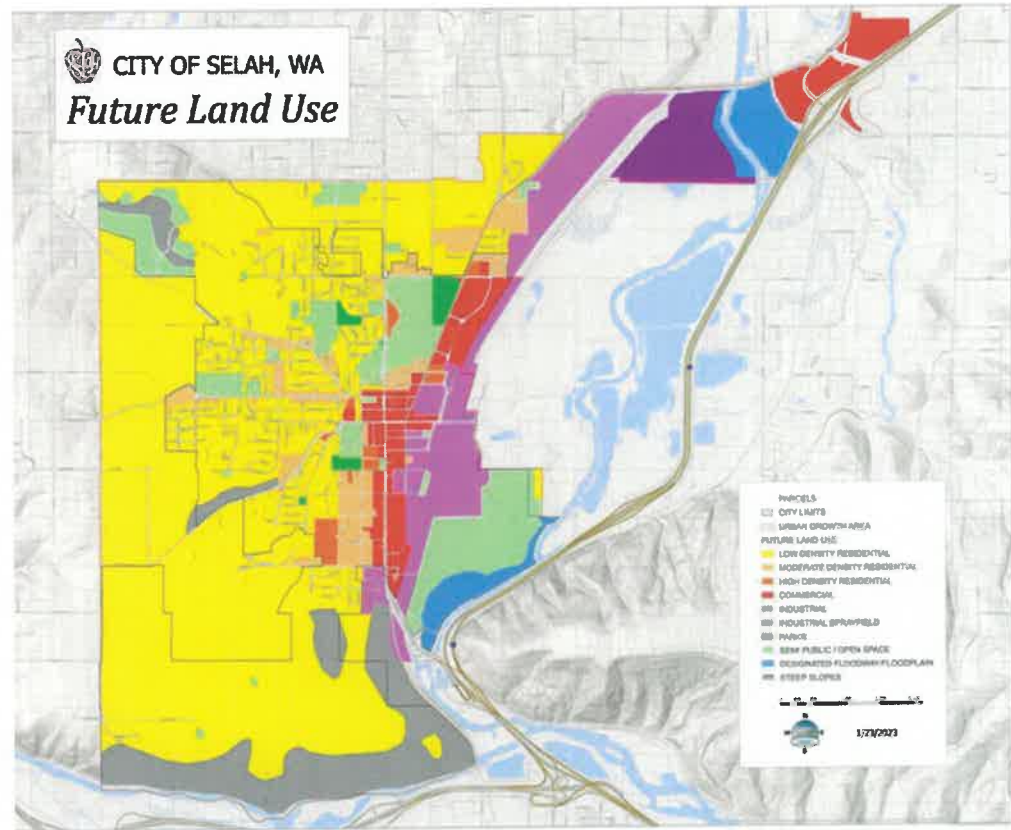
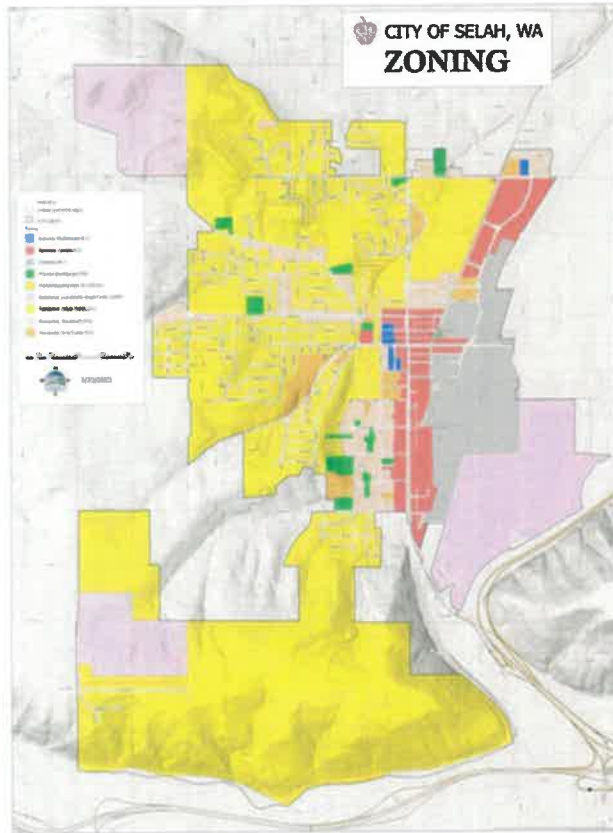
- **By 2050, Selah will need an additional 1,021 housing units** to meet unmet housing needs with an increasing percentage required in MMH housing types to meet smaller household and income capability requirements.
- **Recent Legislature Housing Bills** established new housing requirements that must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

Implementation

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

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Selah Housing Action Plan (HAP) Executive Summary

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

A. Demographics

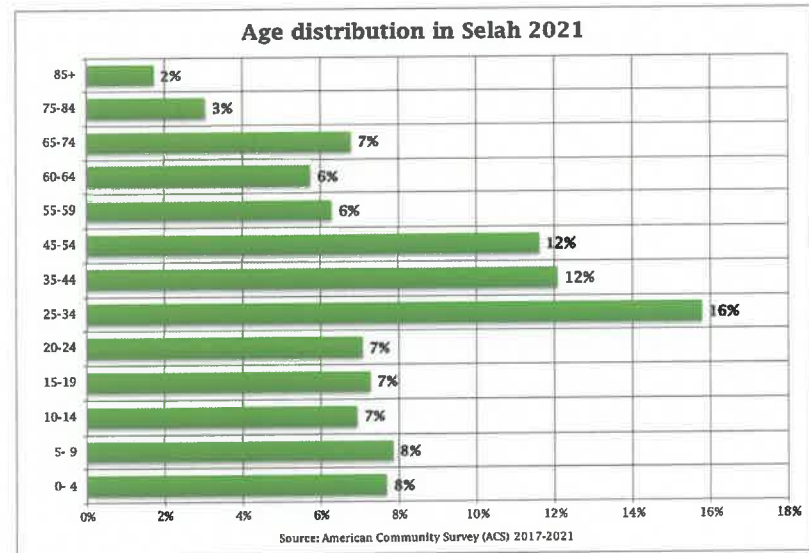
Selah's population - increased from 767 persons in 1930, the decade the city was incorporated, to 8,153 persons by the year 2020 with the lowest annual average growth rate between 2010-2020 of 1.3% and the highest most recent average annual growth rate between 1940-1950 of 8.2%.

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

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

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

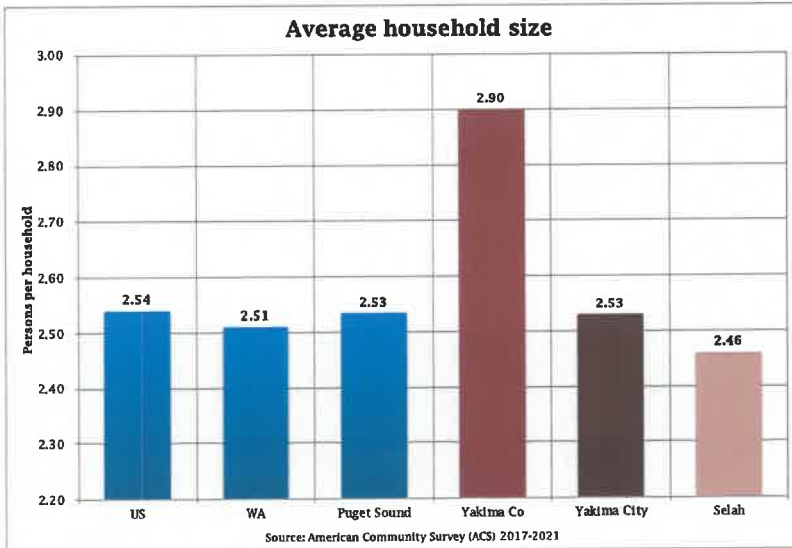
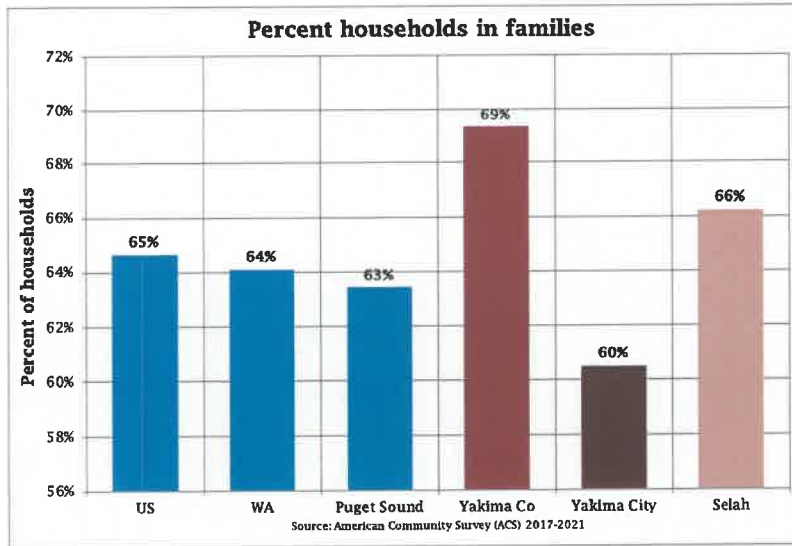
due to the area's moderate climate, employment opportunities, recreational amenities, and other attractions for these age and household groups.



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

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

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



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

B. Housing trends

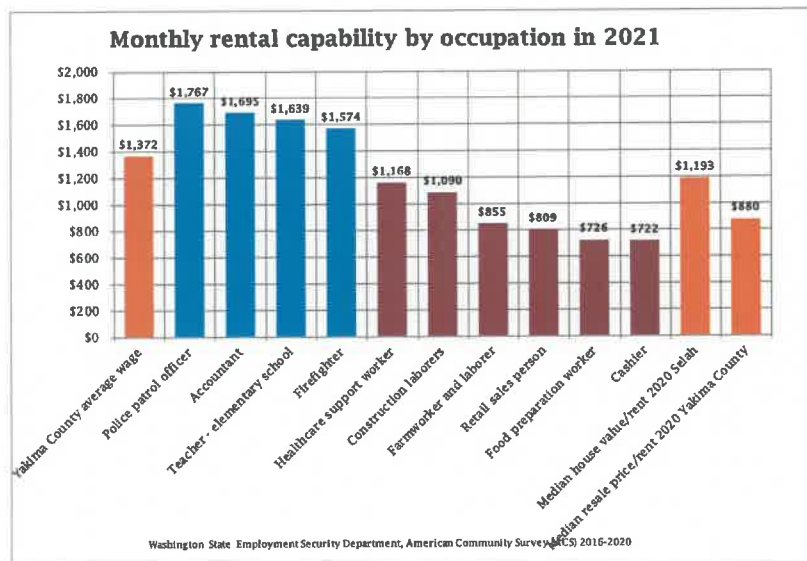
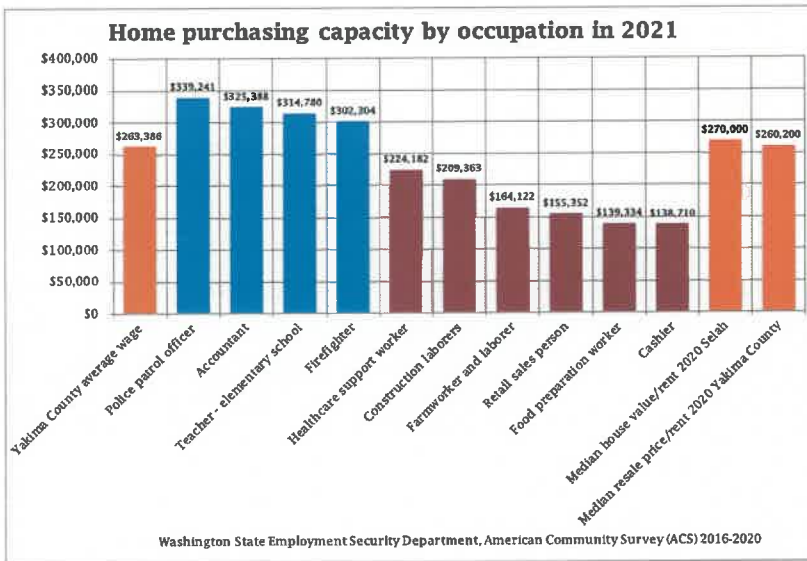
Development capacity - while Selah's incorporated area has significant vacant land (1,097.1 gross acres) the amount that is suitable for development less unsuitable due to railroad or other public ownership or undersized and adjusted for already the fixed capacity of platted lots, critical areas, roads,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

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

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

Source: Yakima County Assessor and Beckwith Consulting Group

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



cashier that provides services that economically sustain a community.

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

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

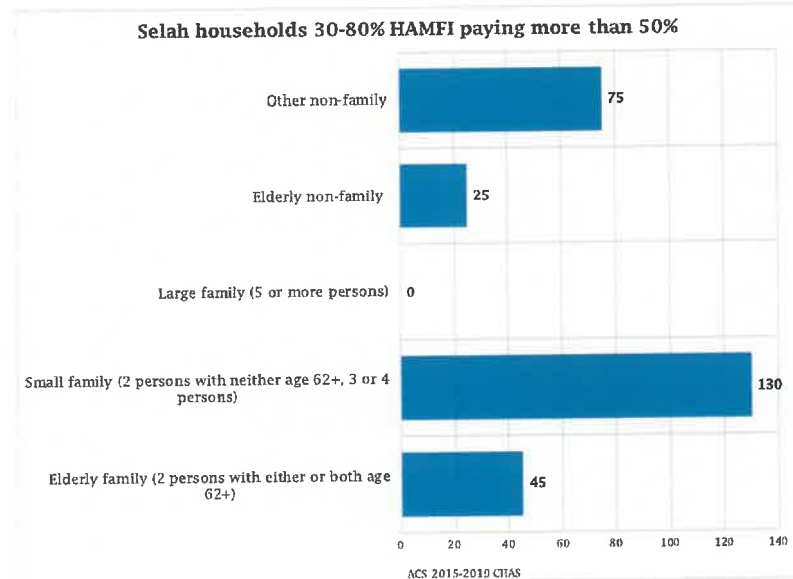
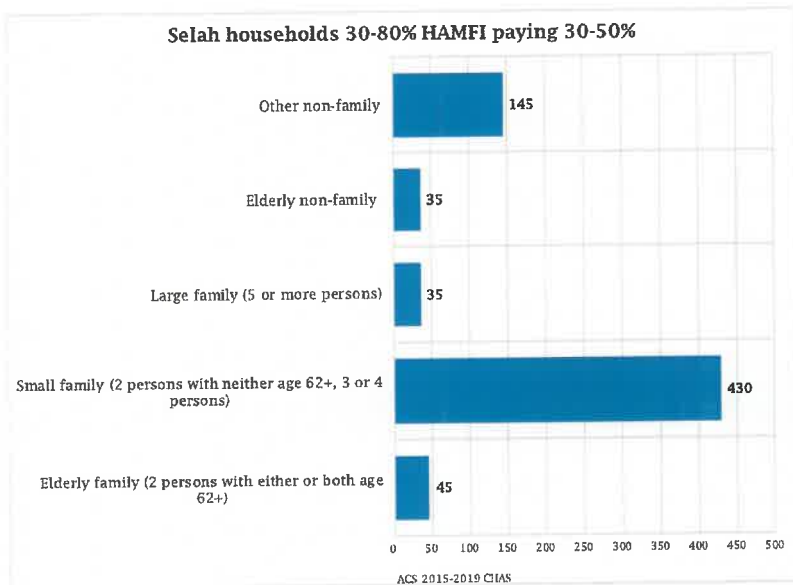
C. Housing supply

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

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

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

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



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

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

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

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

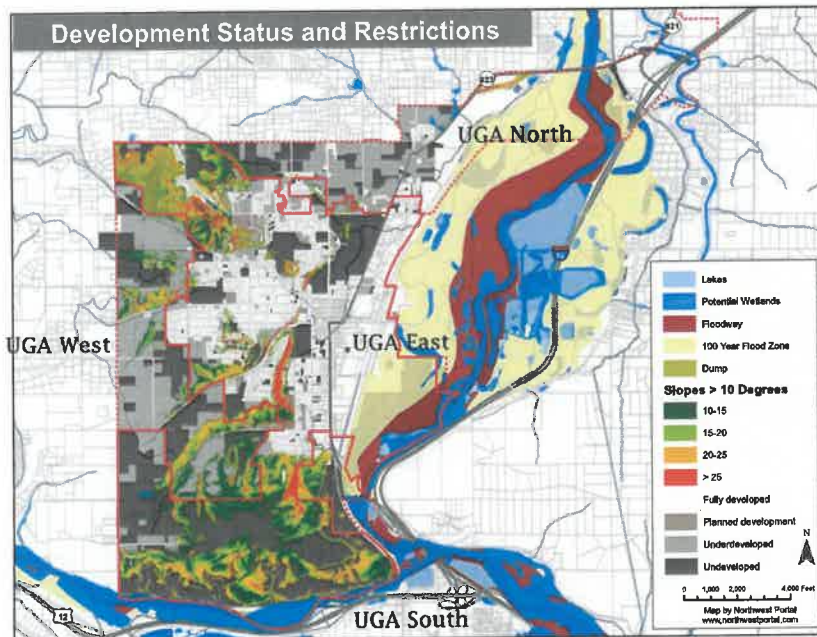
Selah households that are the most housing stressed - paying 30-50% and 50% or more for housing, are predominantly small family and other non-family nonelderly households.

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

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

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

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



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

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

Source: Selah Planning Department

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

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

Accessory Dwelling Unit



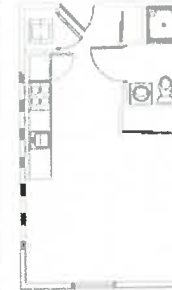
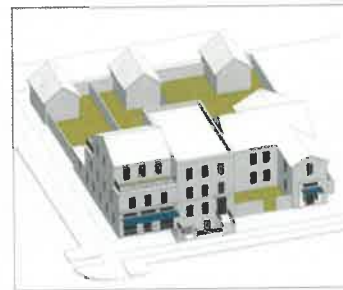
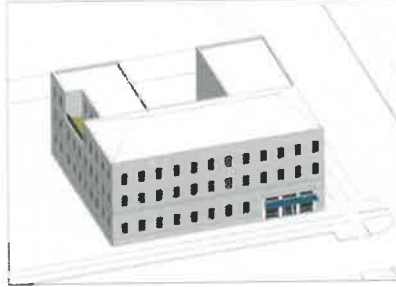
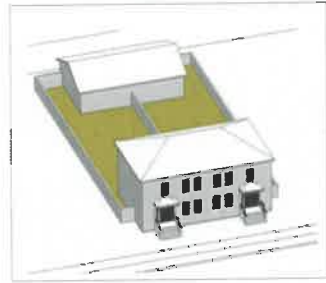
Duplex



Cottage



Townhouse



Courtyard Building

Multiplex

Live-Work

SEDU

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

D. Housing resources

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

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

E. Public opinions

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

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

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

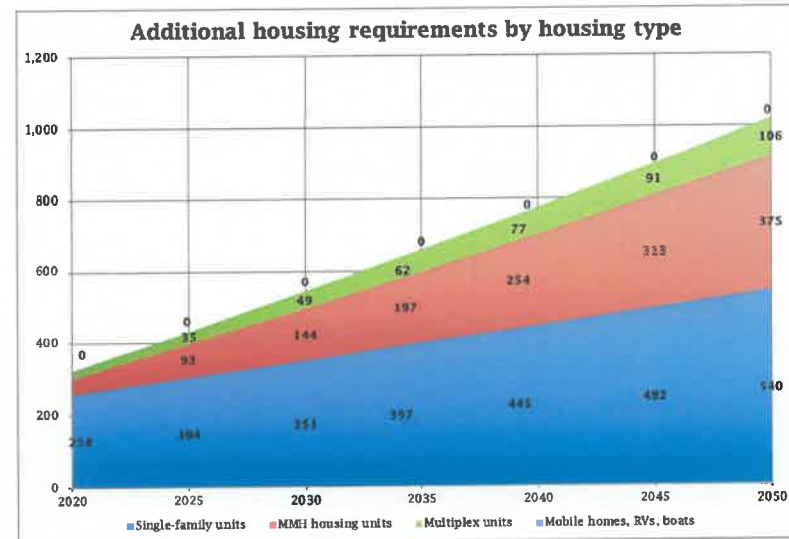
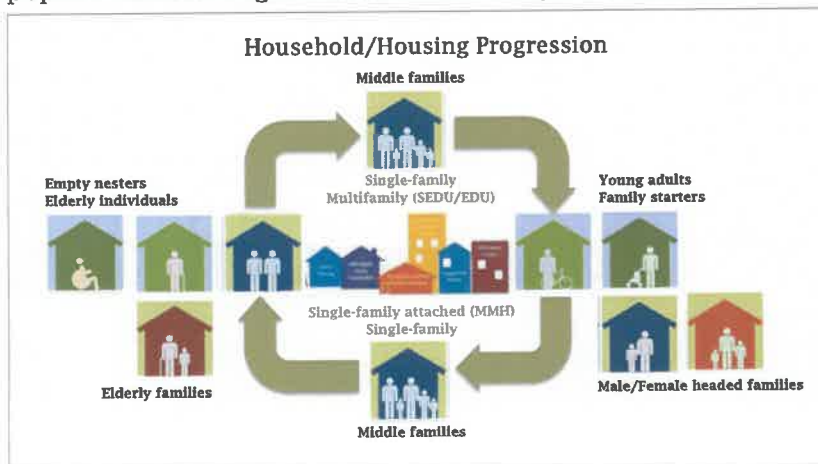
The online resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed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

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

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

F. Housing requirements

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



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

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

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

Additional mobile home etc. 0 0 0 0

* Occupied housing units less vacant – see Appendix F.

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

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

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

| Alleviate burden 30-50%+ | 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: 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

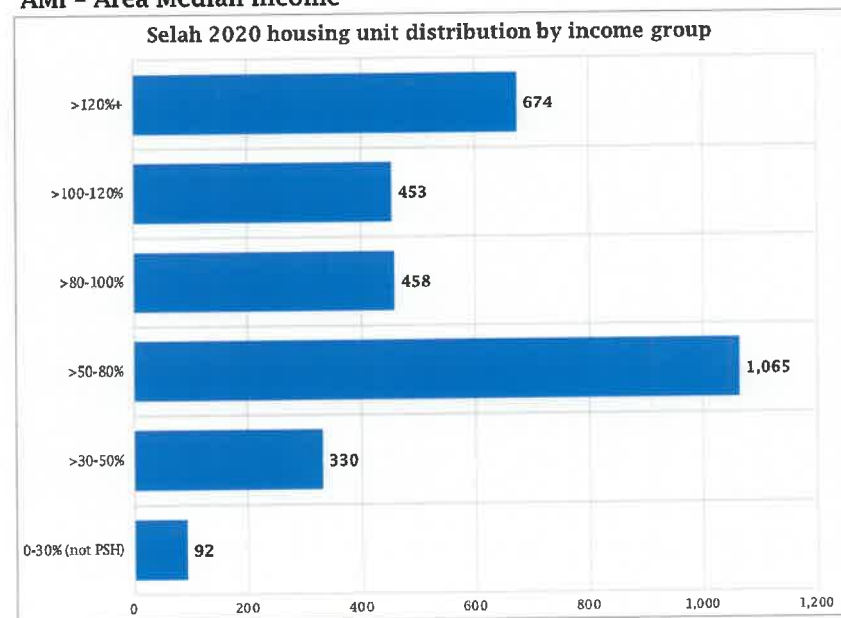
In 2021, the Washington Legislature changed the way

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 2047 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.

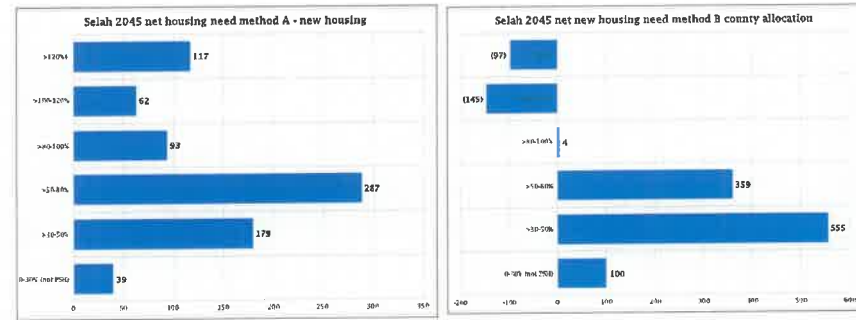
Or Method B - Fair share allocation

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.

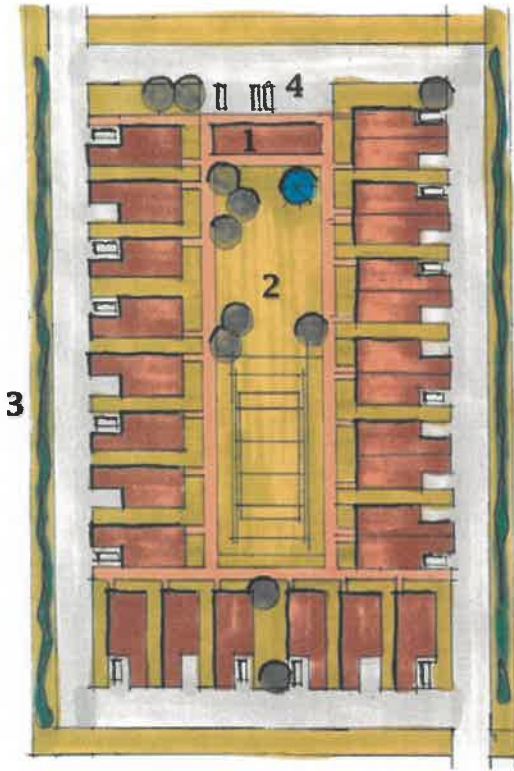


H. Prototype cost analysis

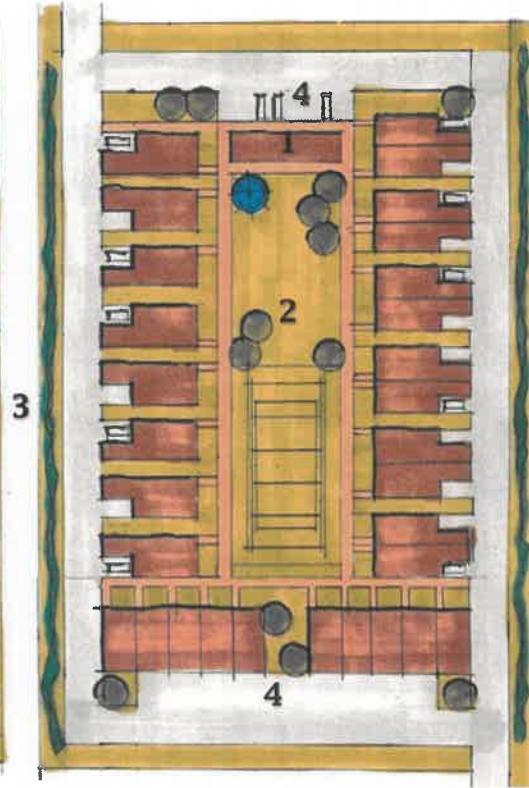
An analysis of possible MMH adaptations with which to meet Selah's housing requirements, particularly for smaller families and young and elderly households, was completed as part of implementation strategies - see Appendix I.

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

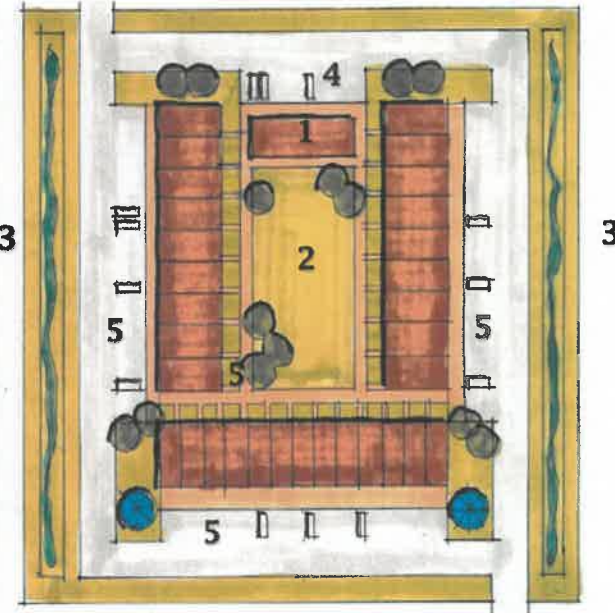


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



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):

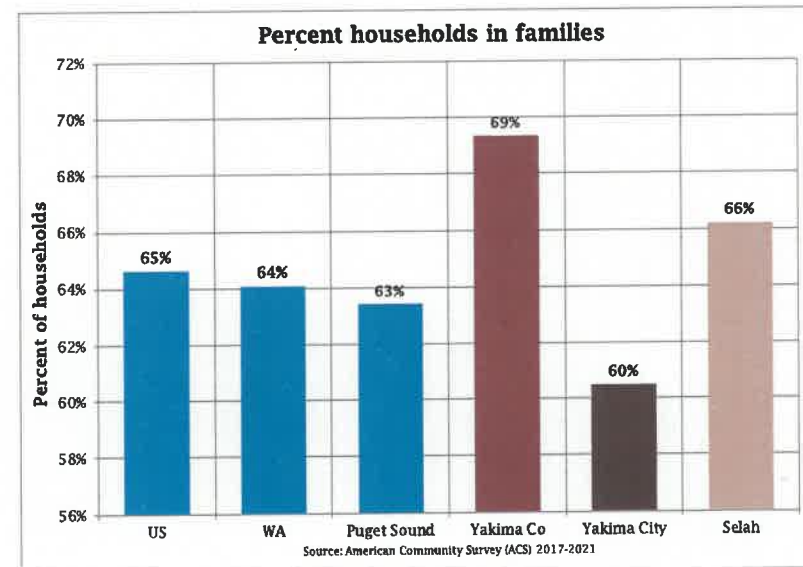
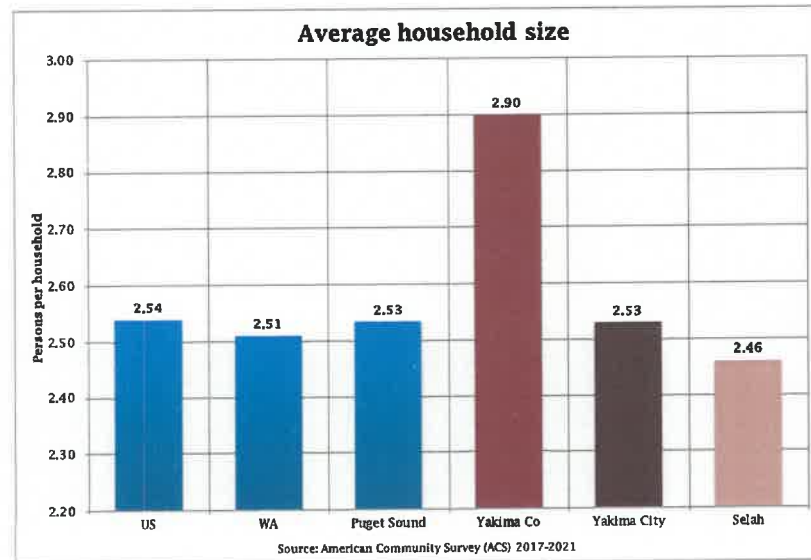
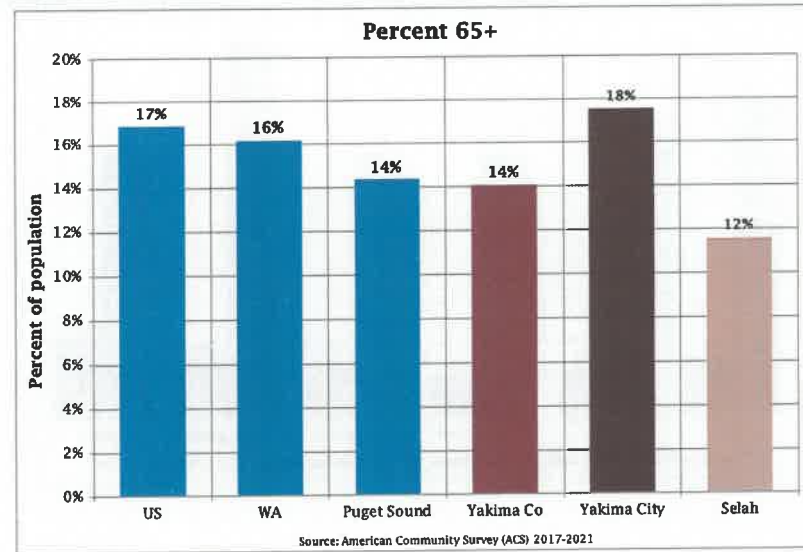
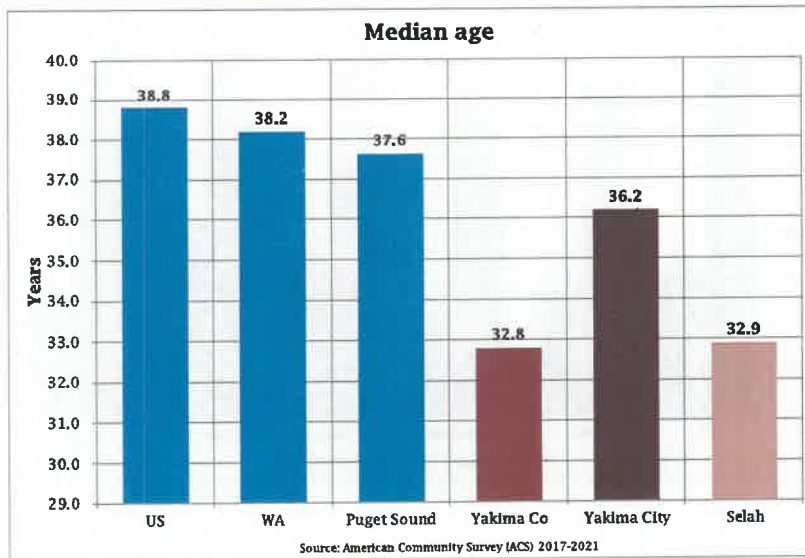
- **Development regulations** - 18 tasks to incorporate applicable requirements from recently enacted Legislature House Bills 1220 to update housing elements in comprehensive plans, HB 1110 to authorize middle housing, HB 1337 to authorize Accessor Dwelling Units (ADUs), and HB 1293 to streamline development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

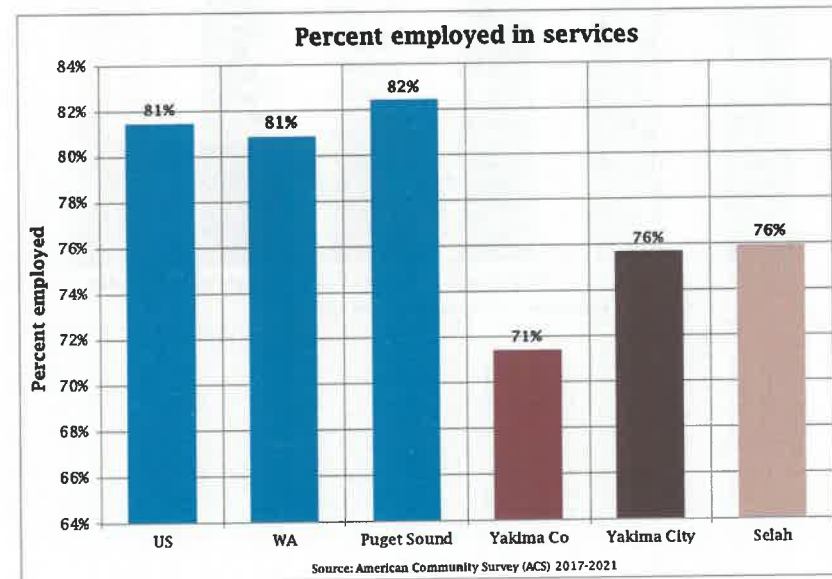
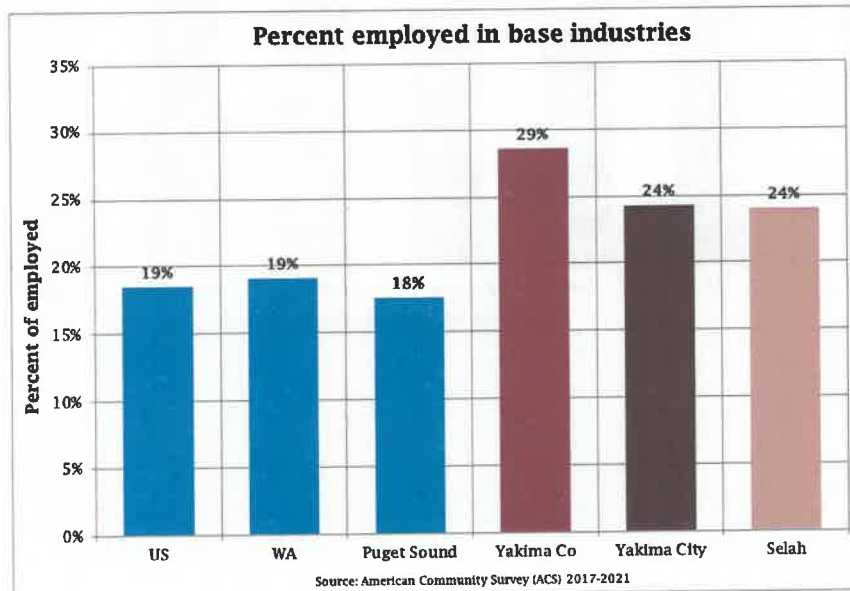
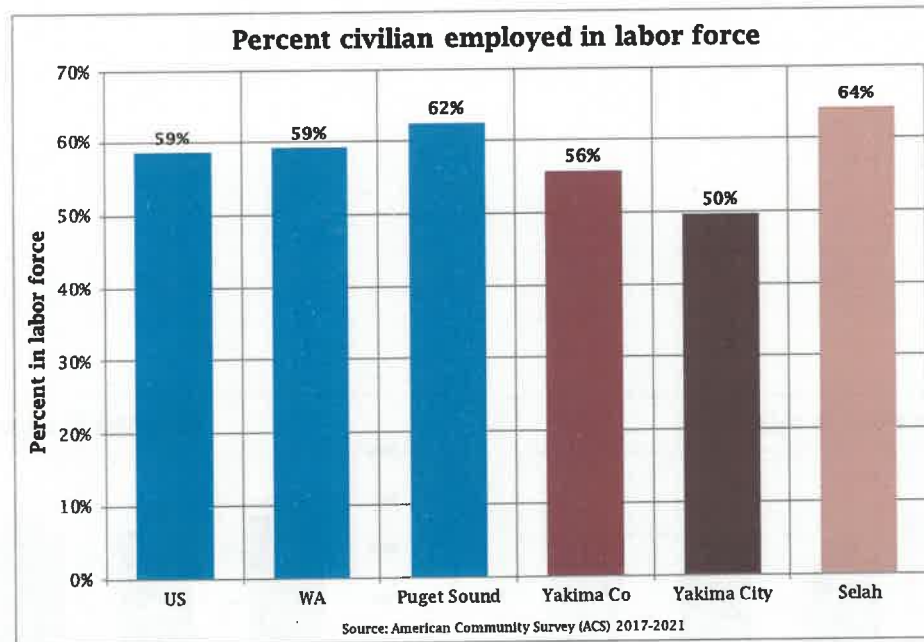
Selah Housing Action Plan (HAP) implementation tasks

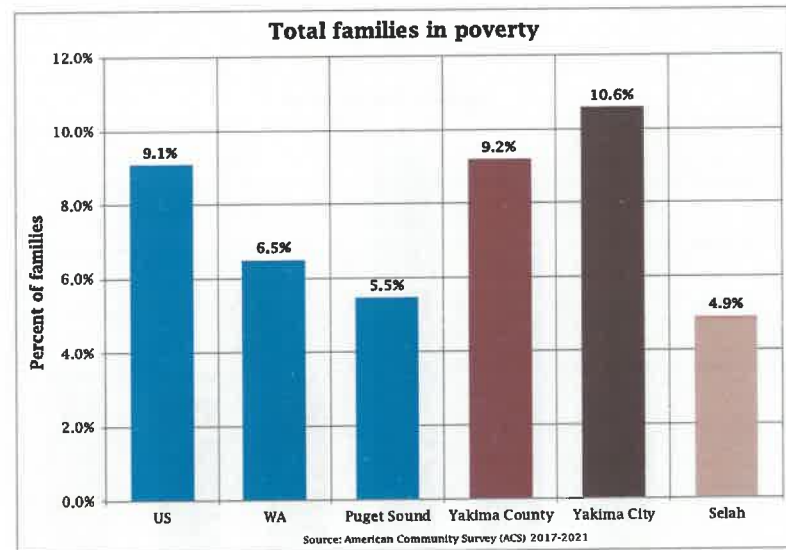
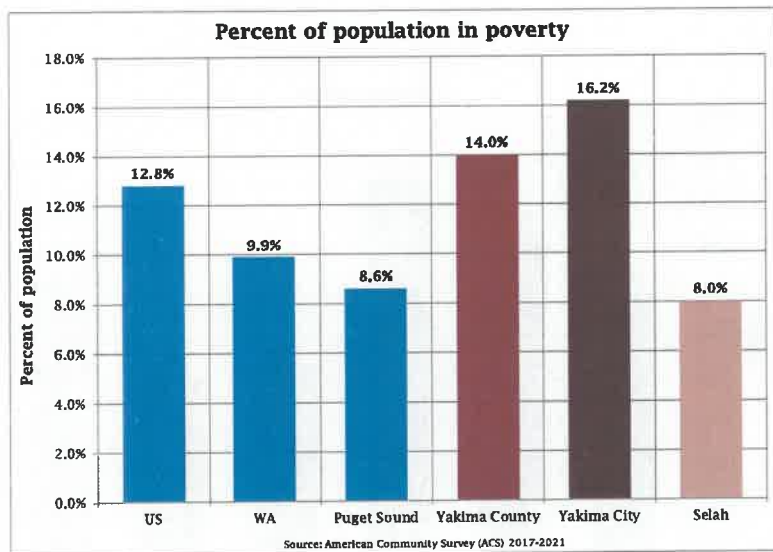
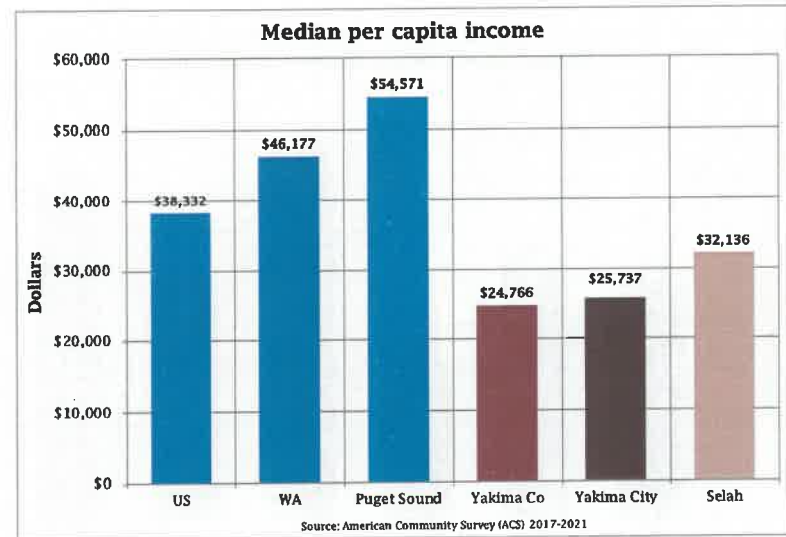
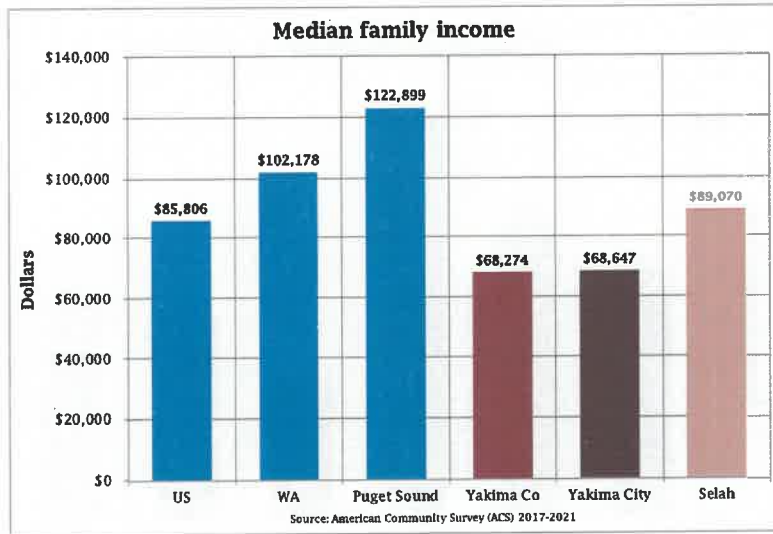
| Action | Participants | Performance |
|--|----------------------|--|
| HB 1220 Comprehensive Plan Housing Element requirements | | |
| 1 Identify land capacity and housing types that meet Method A objectives for 380 additional housing units by 2045 for the extremely low-income (0-30% of AMI), very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

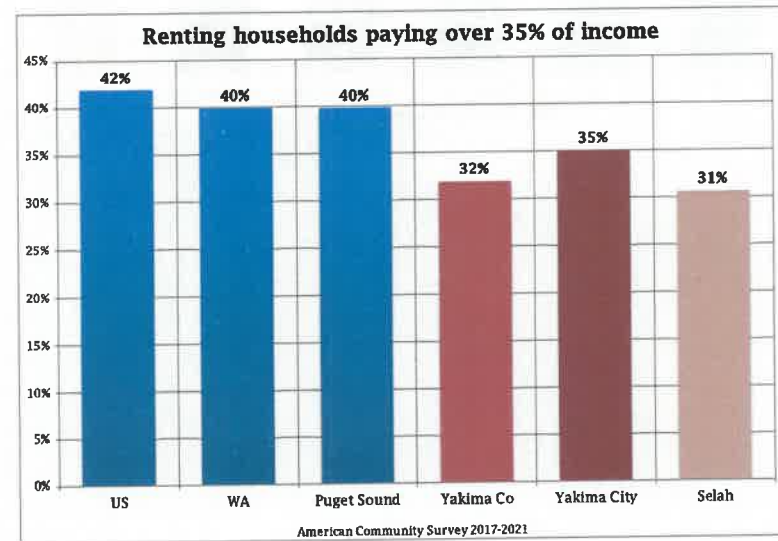
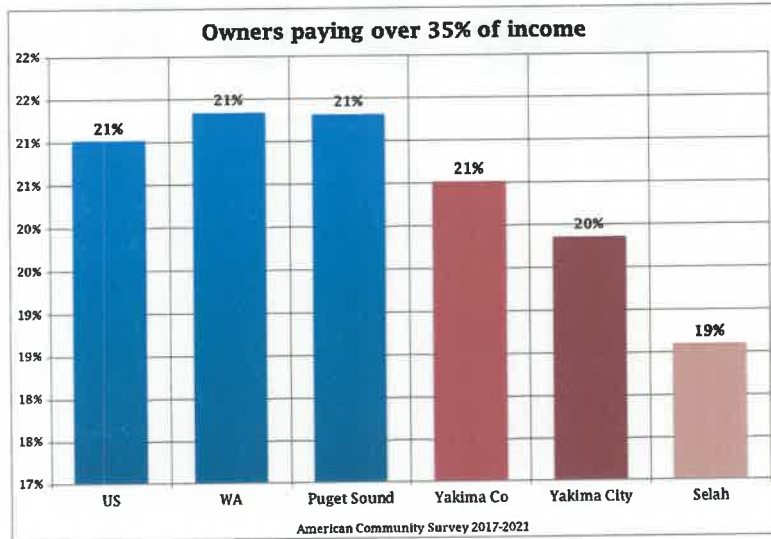
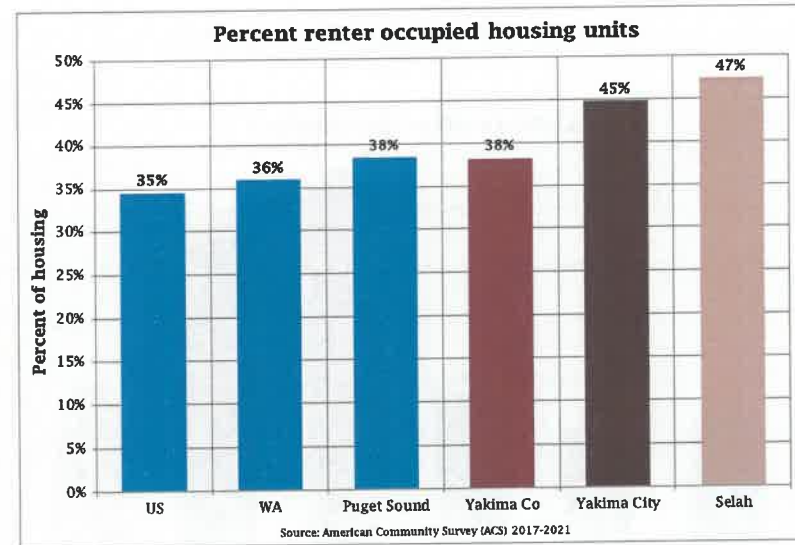
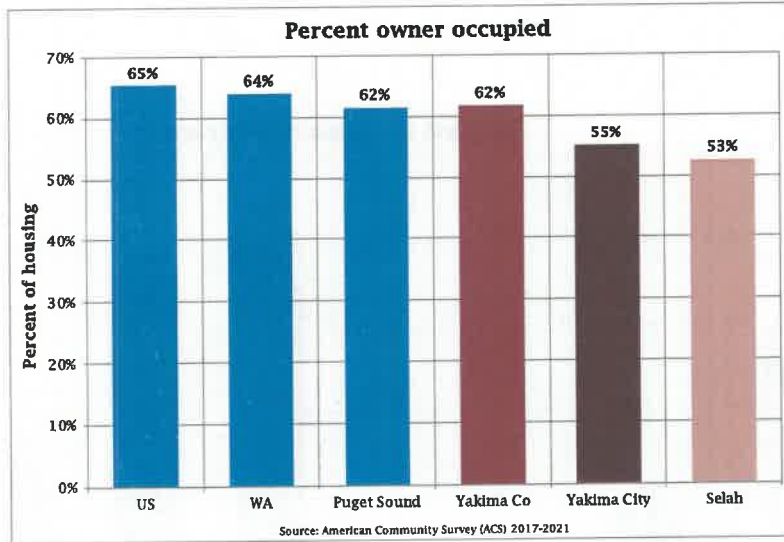
| | | | |
|--|--|--|---------------------------------|
| | are affordable for low-income and moderate-income households. | | |
| 17 | Design guidelines must include one or more ascertainable standard or criterion by which an applicant can determine whether a given building design is permissible. | City 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

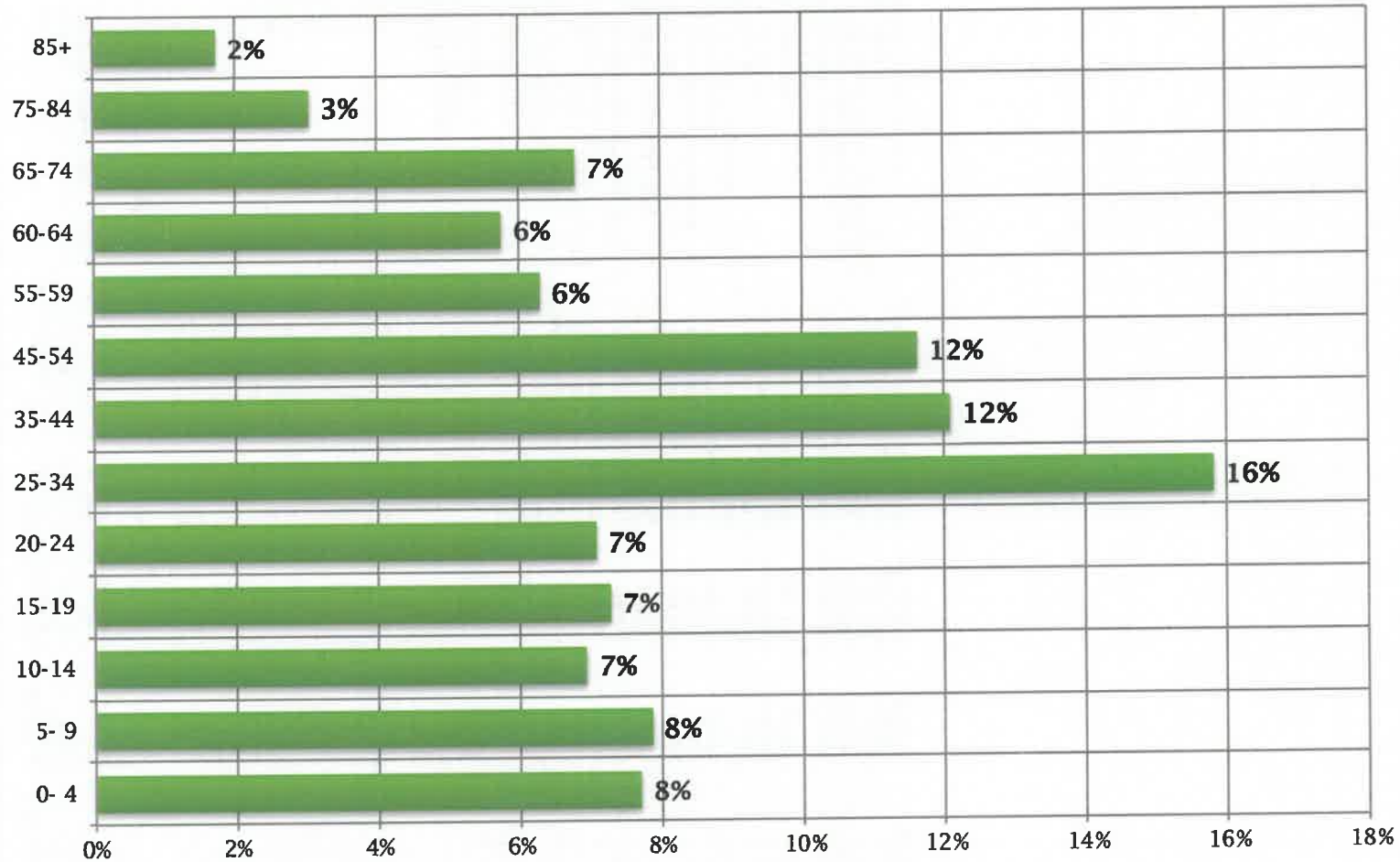








Age distribution in Selah 2021



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.

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 | 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 | 3,984 |
| 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 | 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 | | | | | | |
| 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 | 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 | 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 |

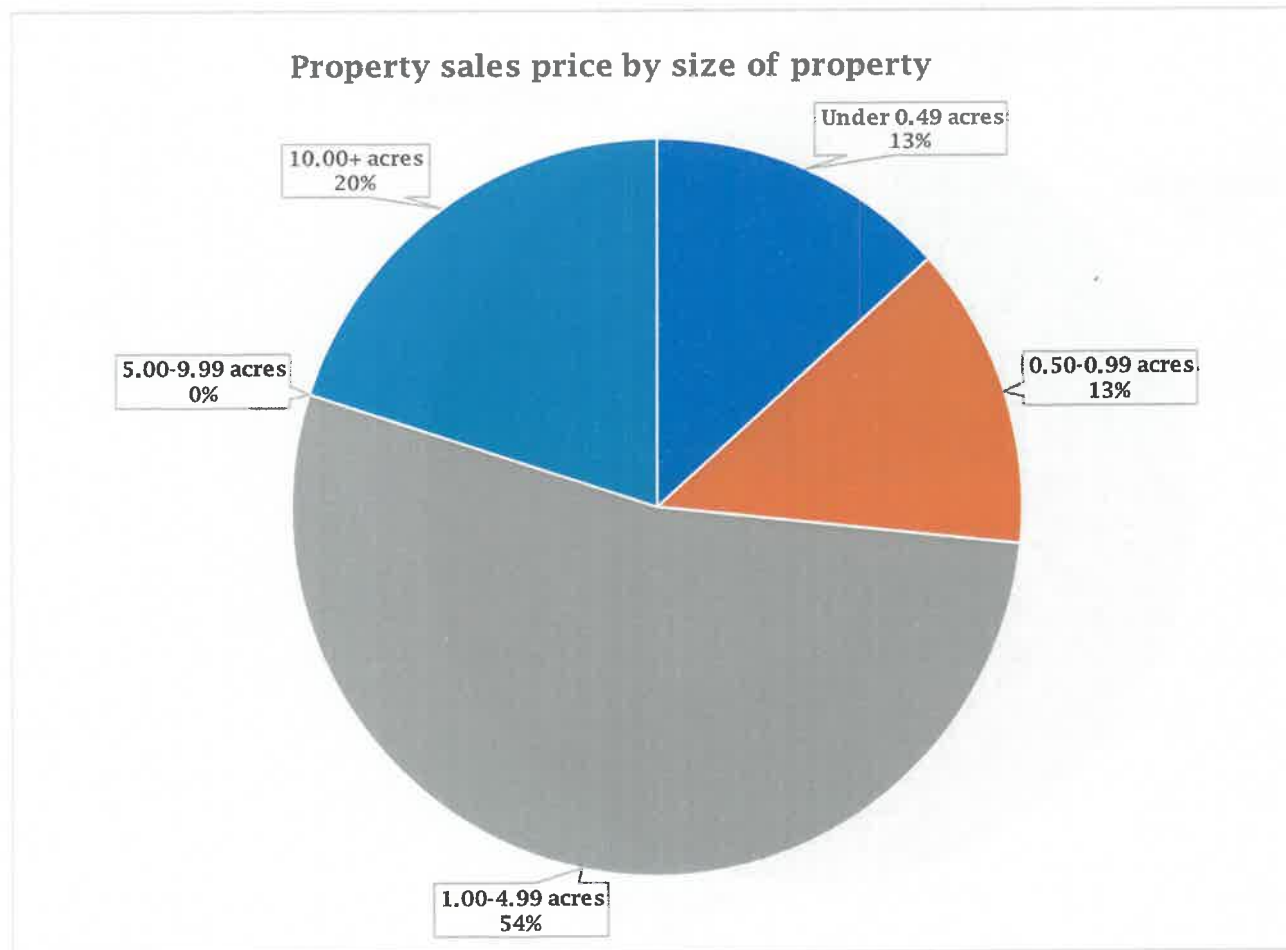
Comparative social statistics - race and language

| | 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 |

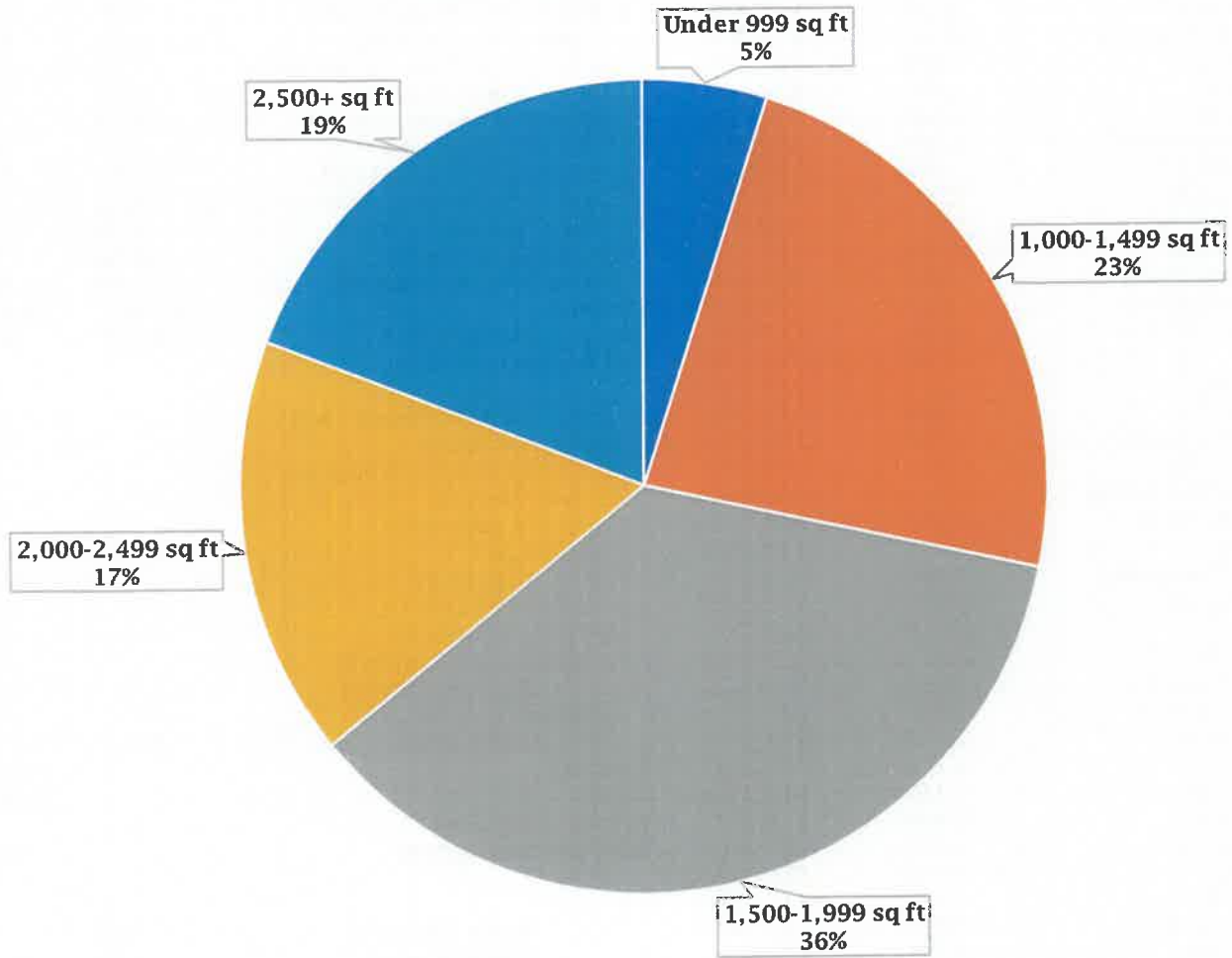
Comparative social statistics - race and language

| | 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

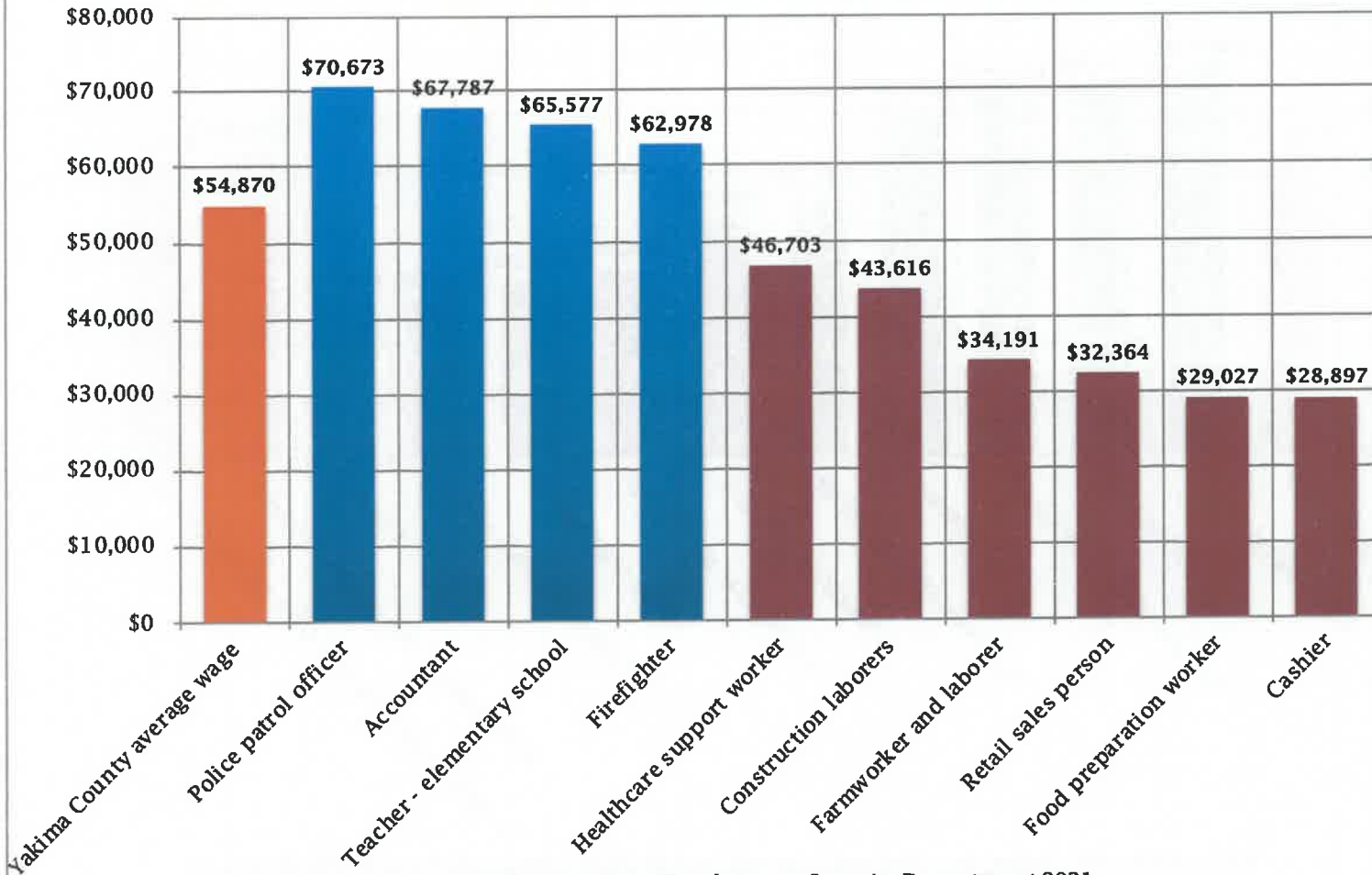


2023 sales by house size



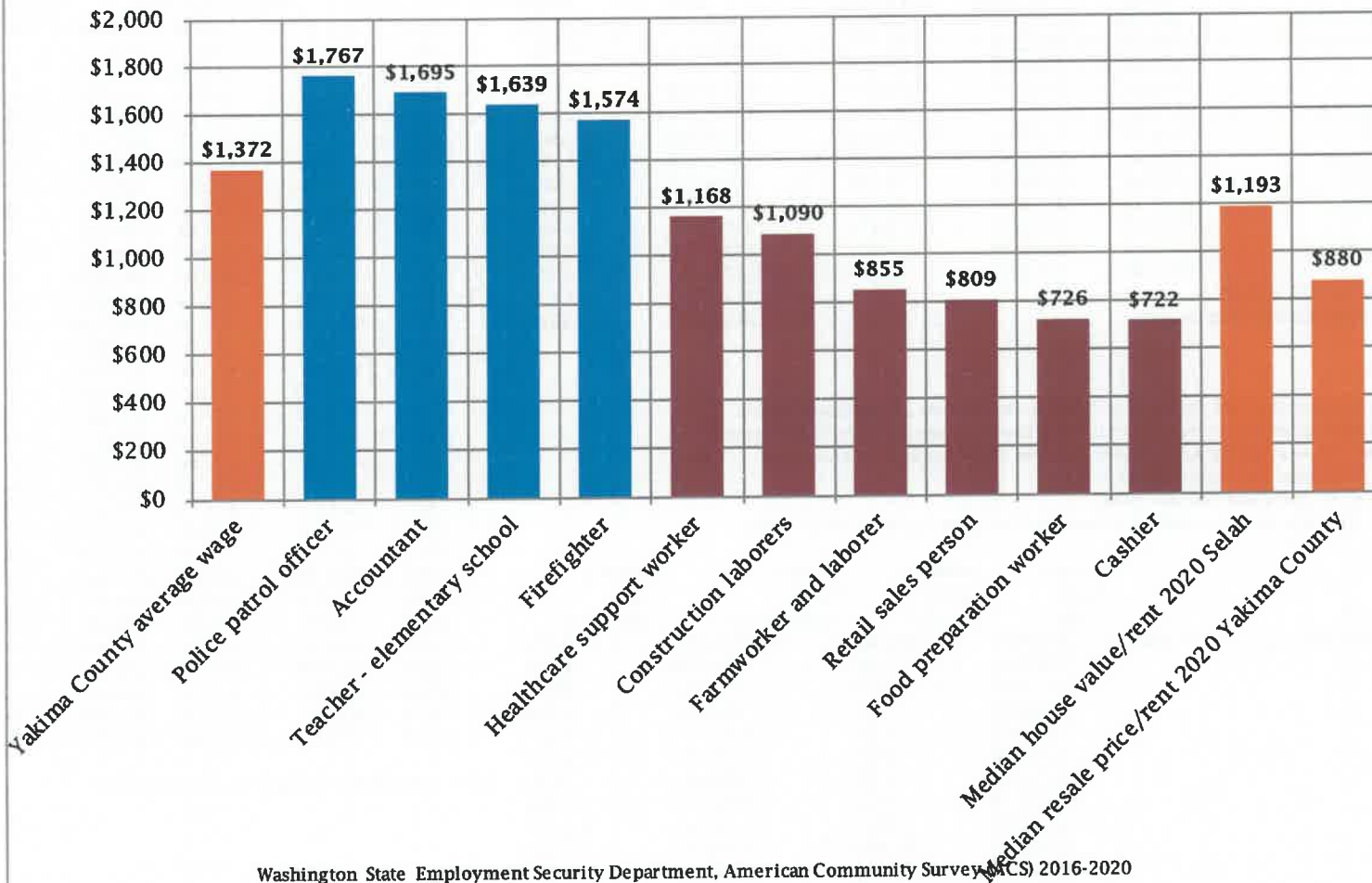
| | | | |
|--------|---------------------------|-------|-------------|
| 8-May | 1305 Heritage Hills Pl | 3,600 | \$798,250 |
| 8-May | 1100 Selah Loop Rd | 5,424 | \$300,100 |
| 9-May | 220 Twin Peaks Rd | 3,740 | \$900,000 |
| 12-May | 2100 Selah Loop Rd | 1,056 | \$215,000 |
| 12-May | 200 Anna Ln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

Average wage of critical occupations in 2020



Washington State Employment Security Department 2021

Monthly rental capability by occupation in 2021



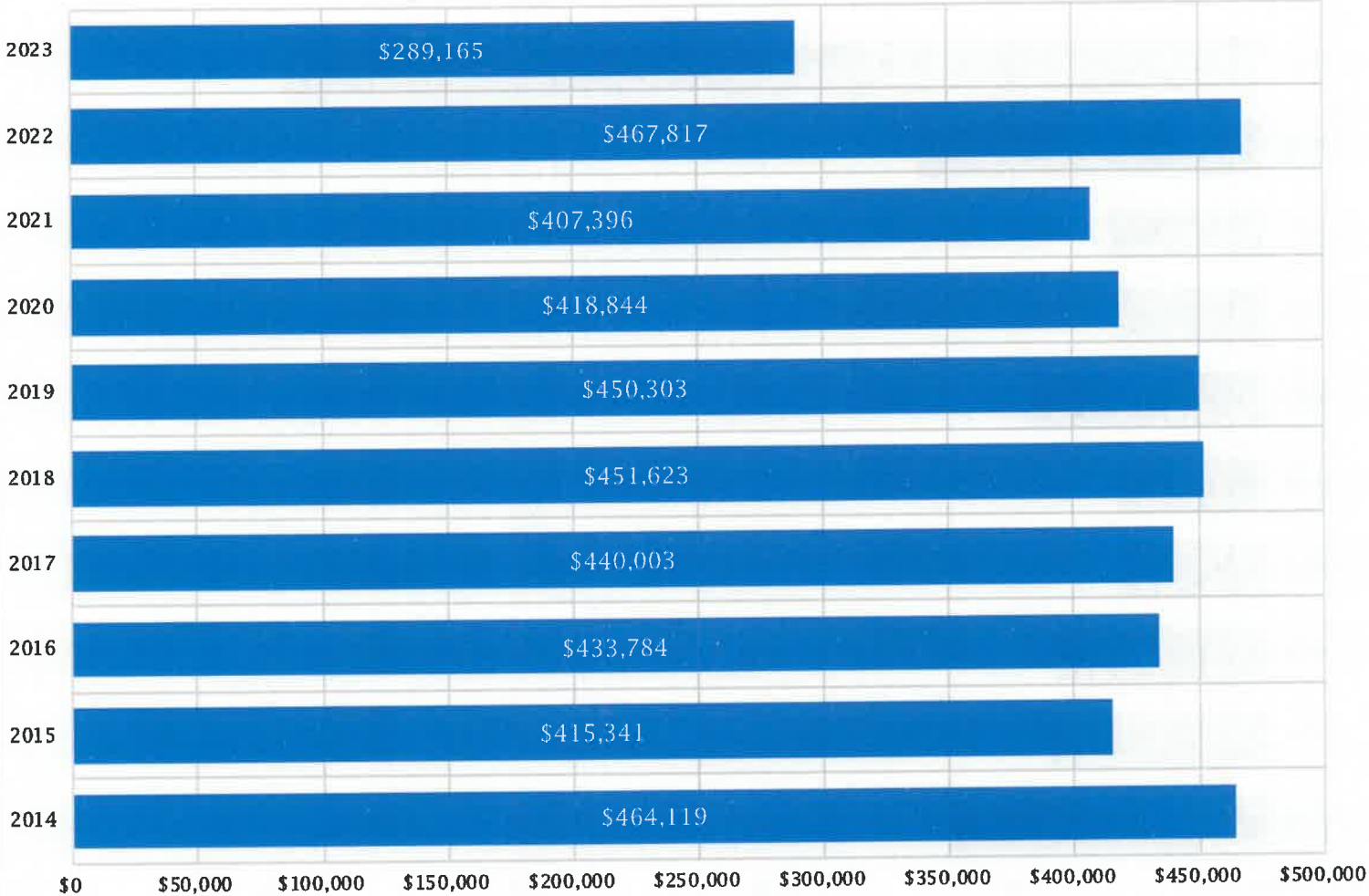
Appendix C: Housing construction trends

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

Average single-family construction value 2014-2023



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)



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 M Ranch

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

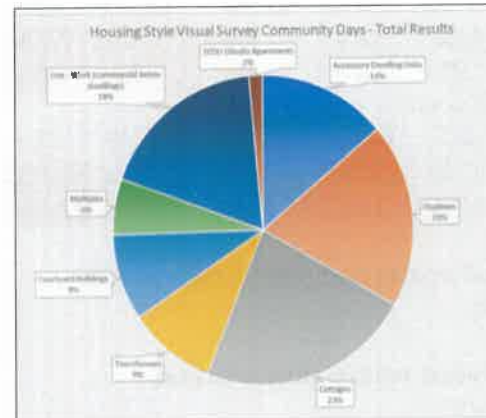
Selah Planning Department staff conducted a visual preference survey of attendees at the annual Community Days festival in May 2022. The preference survey asked attendees to select from illustrations of different “missing middle” housing choices they thought were suitable for Selah and that they would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

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 |
|--------------|------|--------|-------|
| First Survey | 50% | 49% | 1% |

Second survey answered: 804 Skipped: 15

| | Male | Female | Other |
|---------------|------|--------|-------|
| Second Survey | 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+ |
|--------------|---------|---------|---------|---------|----------|--------|
| First Survey | 2% | 3% | 18% | 23% | 20% | 21% |

Second survey answered: 246 Skipped: 20

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

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 |
| First Survey | 43% | 24% | 5% | 12% | 8% | 6% | 2% |

Second survey answered: 258 Skipped: 8

| Own | Rent | | | | | | |
|---------------|--------|-------|-----------|-------|-------|-----|------|
| | Mobile | House | Townhouse | Condo | House | Apt | Room |
| Second Survey | 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+ |
|--------------|-----|---------|-----------|---------------|---------------|---------------|----------|
| First Survey | 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+ |
|---------------|-----|---------|-----------|---------------|---------------|---------------|----------|
| Second Survey | 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

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 |

| | | |
|---|------|------|
| 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

| | | |
|---|------|------|
| levy - to provide funds to finance the development of a mixed-use, mixed-income demonstration project for innovative housing products and methods in the city. | | |
| Establish an affordable housing coalition - 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 |
| Adopt the Legislature's recently authorized Local Sales Tax Fund HB1590 for a 0.1% - retail sales tax allocation that would generate \$23,048 per year for affordable housing projects and programs in Selah. | Na | 2.16 |
| Adopt the Legislature's recently authorized Real Estate Excise Tax (REET) - 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 |
| Voter-approve the Legislature's recently authorized special property tax levy - 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 |
| Initiate a joint venture project - 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.**

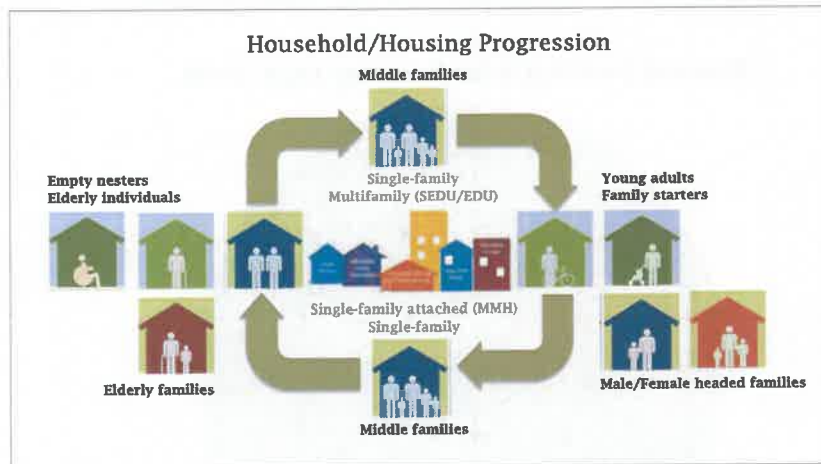
First survey answered: 748 Skipped: 71, second survey answered: 184, Skipped 82

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 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.

- 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.”

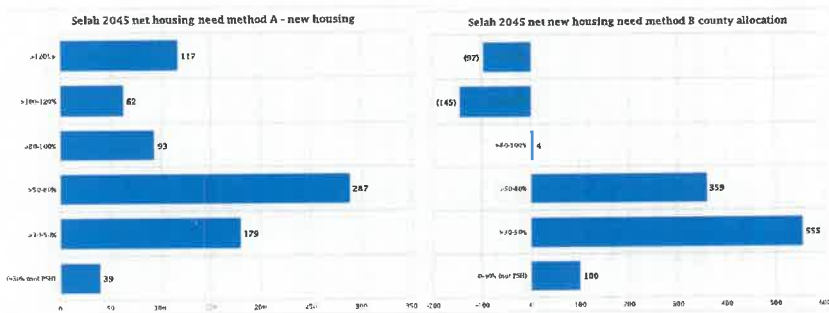
It also includes new requirements for comprehensive plan housing elements to include an inventory and analysis of existing and projected housing needs, including “units for moderate, low, very low, and extremely low-income households” as well as “emergency housing, emergency shelters, and permanent supportive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



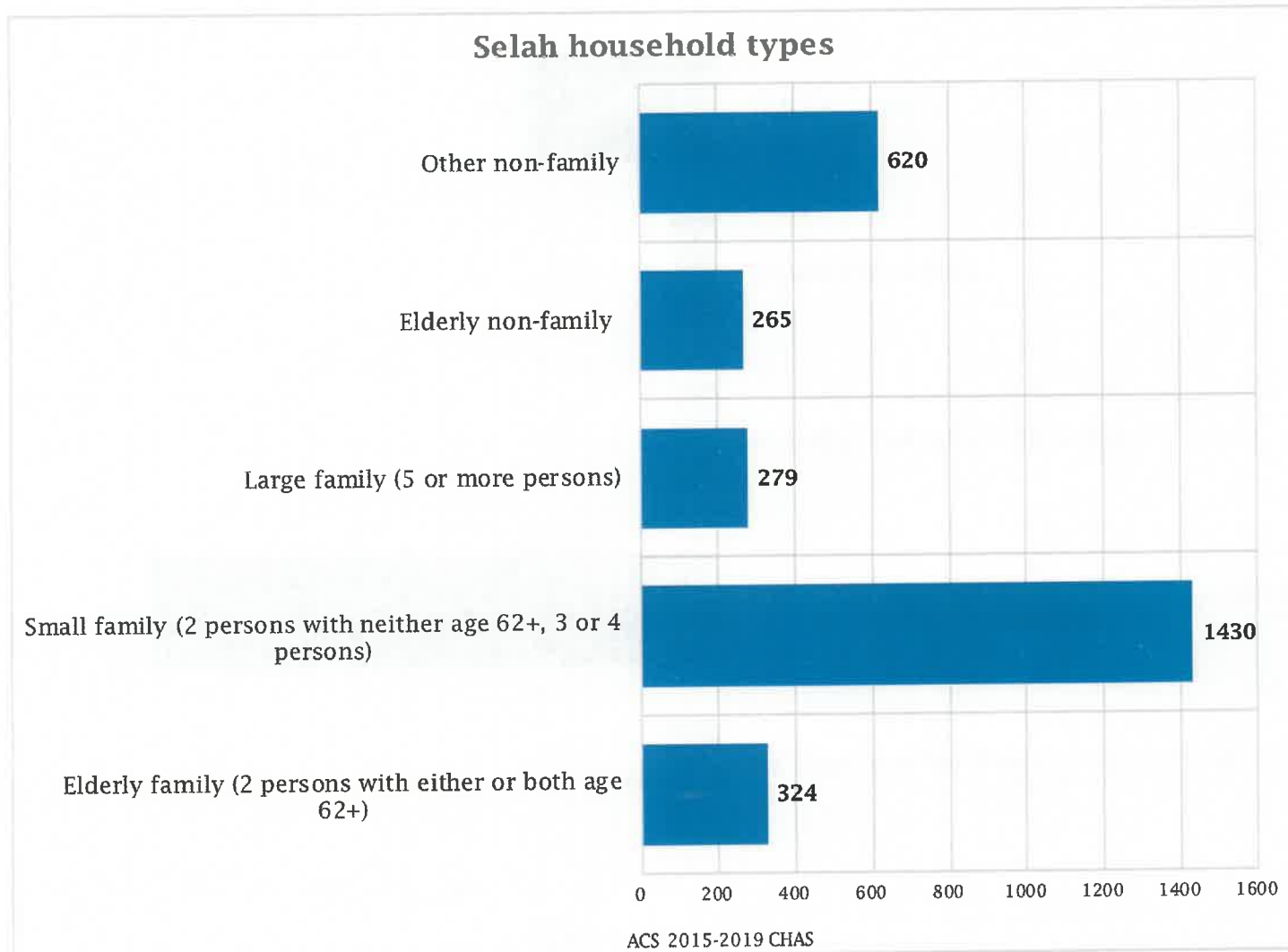
allocated a greater share of affordable housing needs.

- 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.

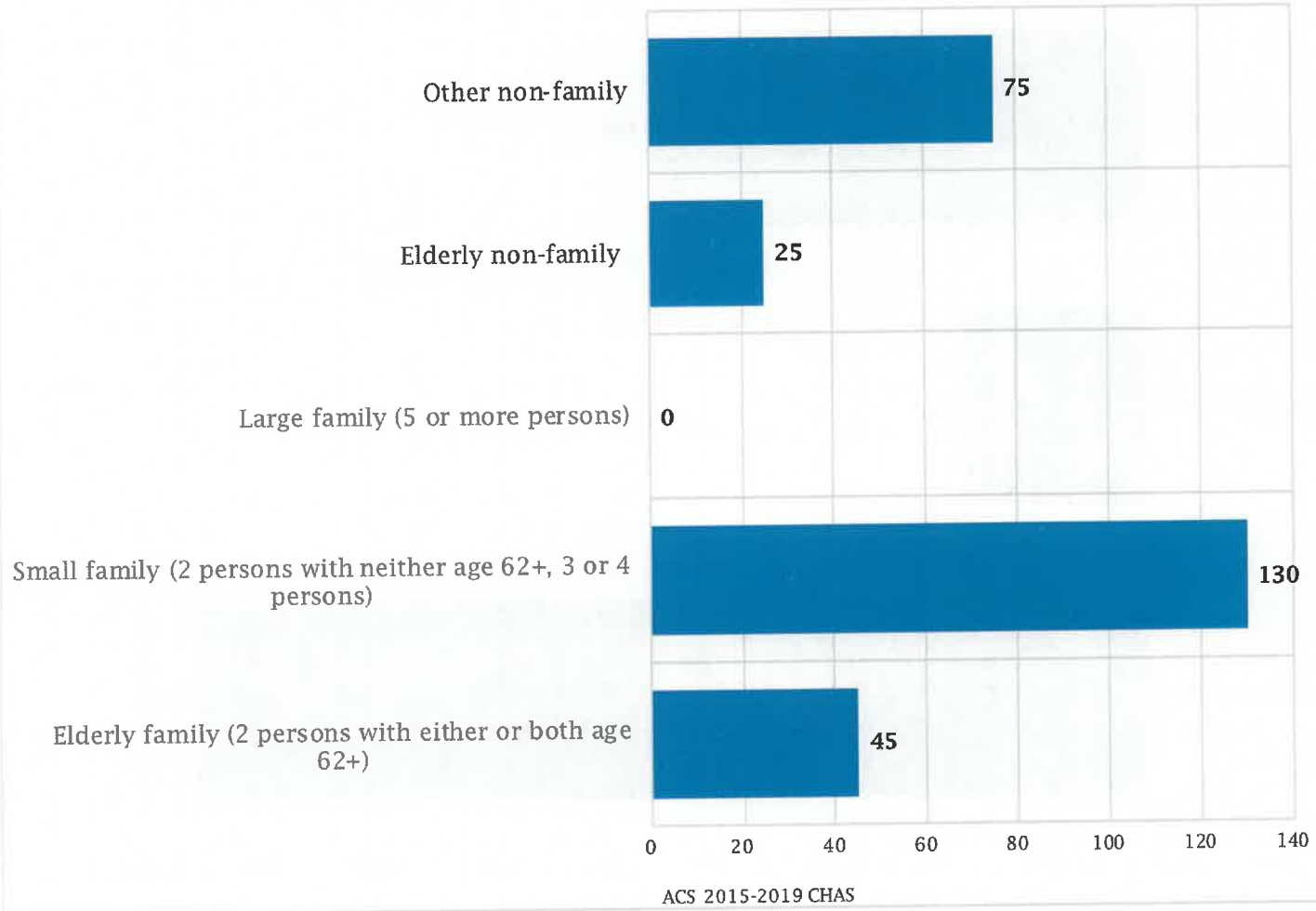
Under Method A, Selah’s projected total future housing requirements will increase to 3,849 by 2045 requiring an additional 777 new housing units, 40 Emergency Housing, including a 6% vacancy allocation. The distribution will include 505 units for household incomes below 80% of AMI.

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.

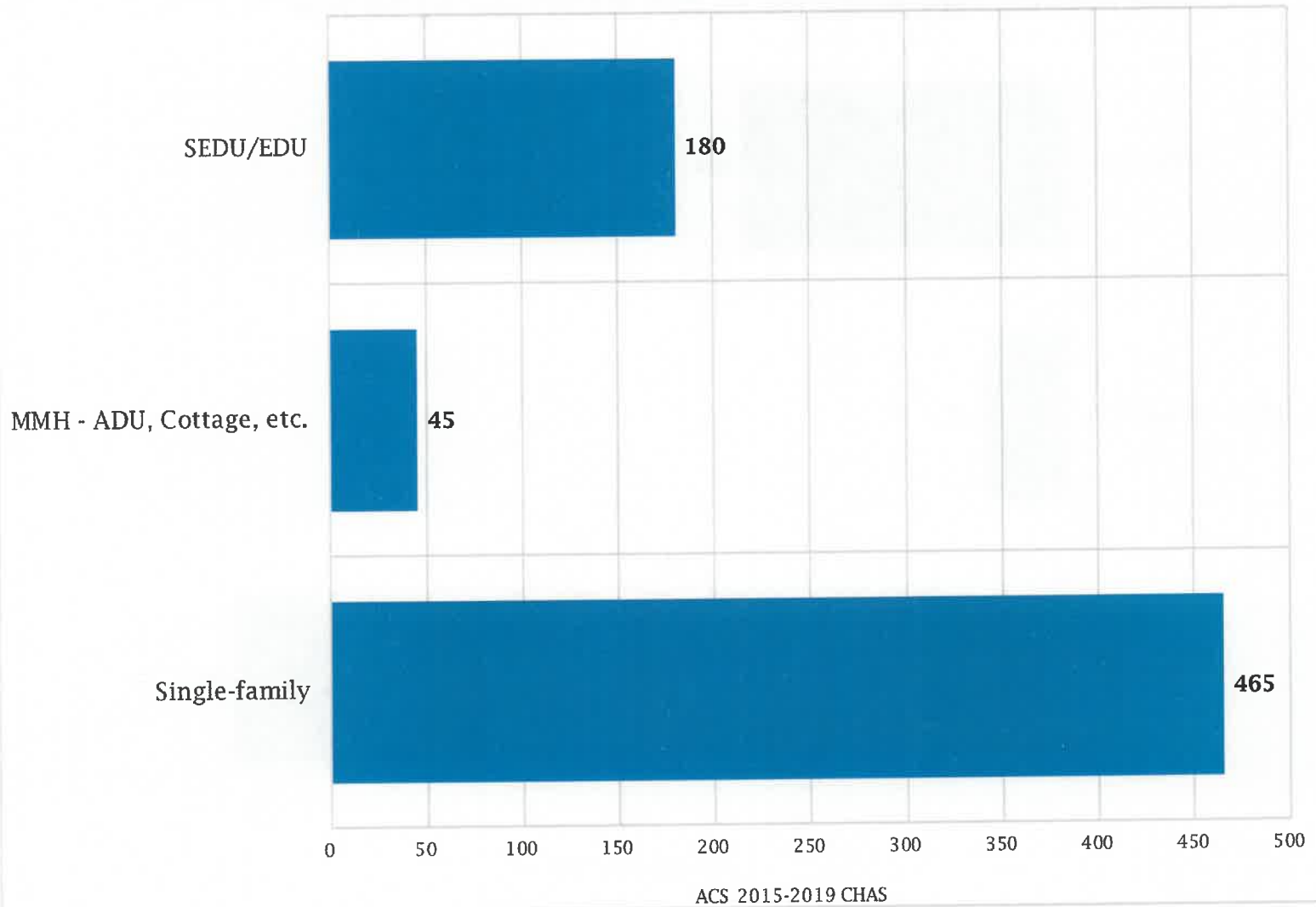
Appendix G: Housing requirements by household type



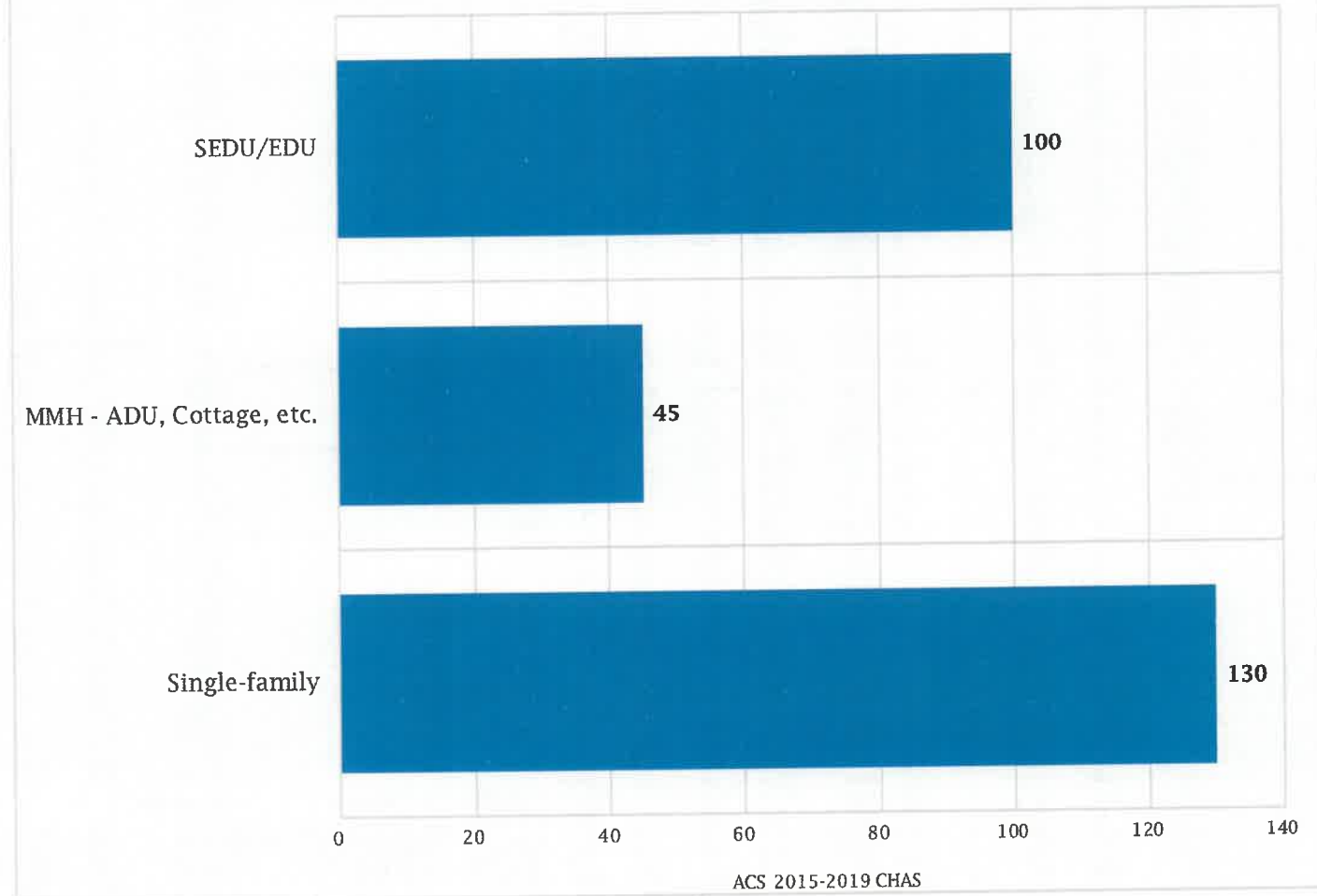
Selah households 30-80% HAMFI paying more than 50%



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



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



| | | | | | | | | | | |
|----------------------------------|--------------|--------------|------------|------------|--------------|--------------|--------------|--------------|--------------|---------------|
| 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% |

Source: ACS 2013-2017 CHAS

Appendix H - Racially disparate impacts and housing displacement risks

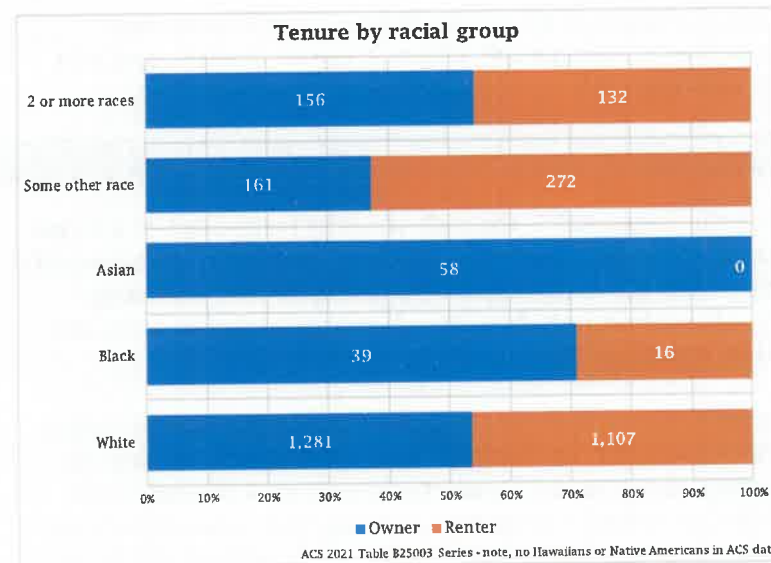
Racially disparate impacts

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

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

- 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

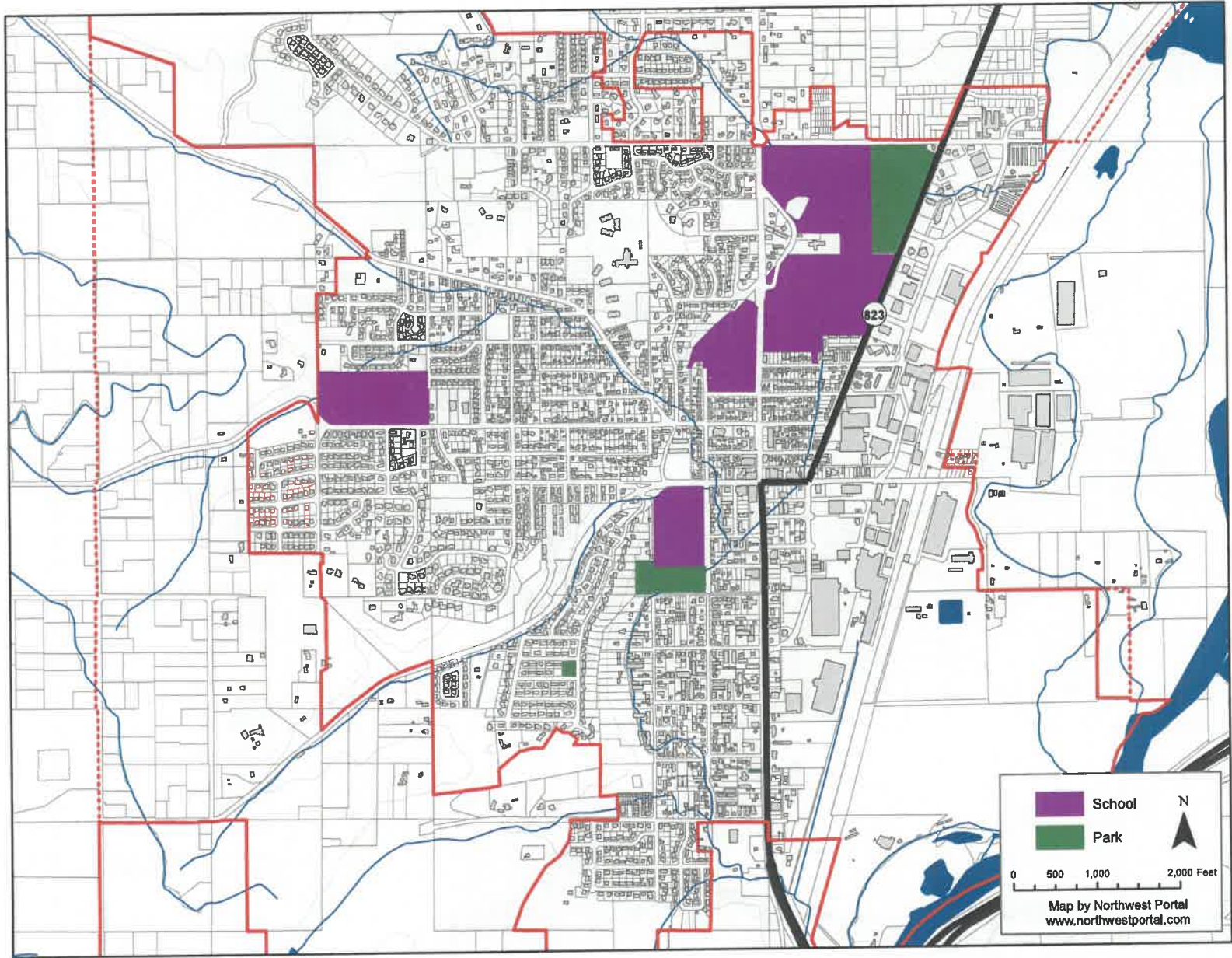
Appendix I - Buildable Land Capacity 2023

City of Selah Residential Land Use Capacity Analysis

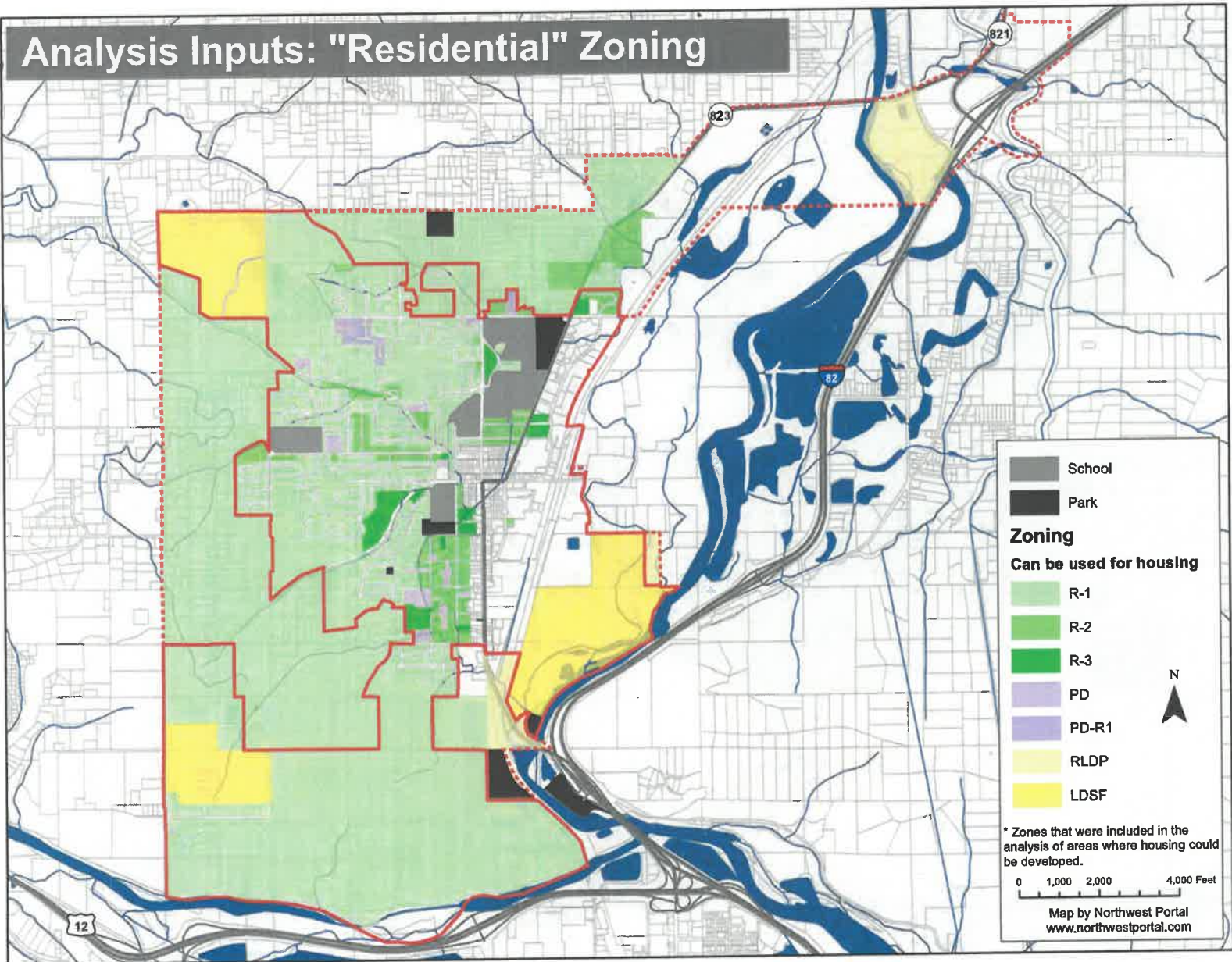
| | Existing City Limits | | | | | Totals |
|--|----------------------|--------|------|--------------|------|---------|
| | LDSF | R-1 | R-2 | R-3 | PD | |
| Vacant Land (Acres) (1) | 137.8 | 929.1 | 2.8 | 11.7 | 15.7 | 1,097.1 |
| Less Areas Not Suitable for Development | -31.7 | -168.4 | 0.0 | -0.9 | -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:

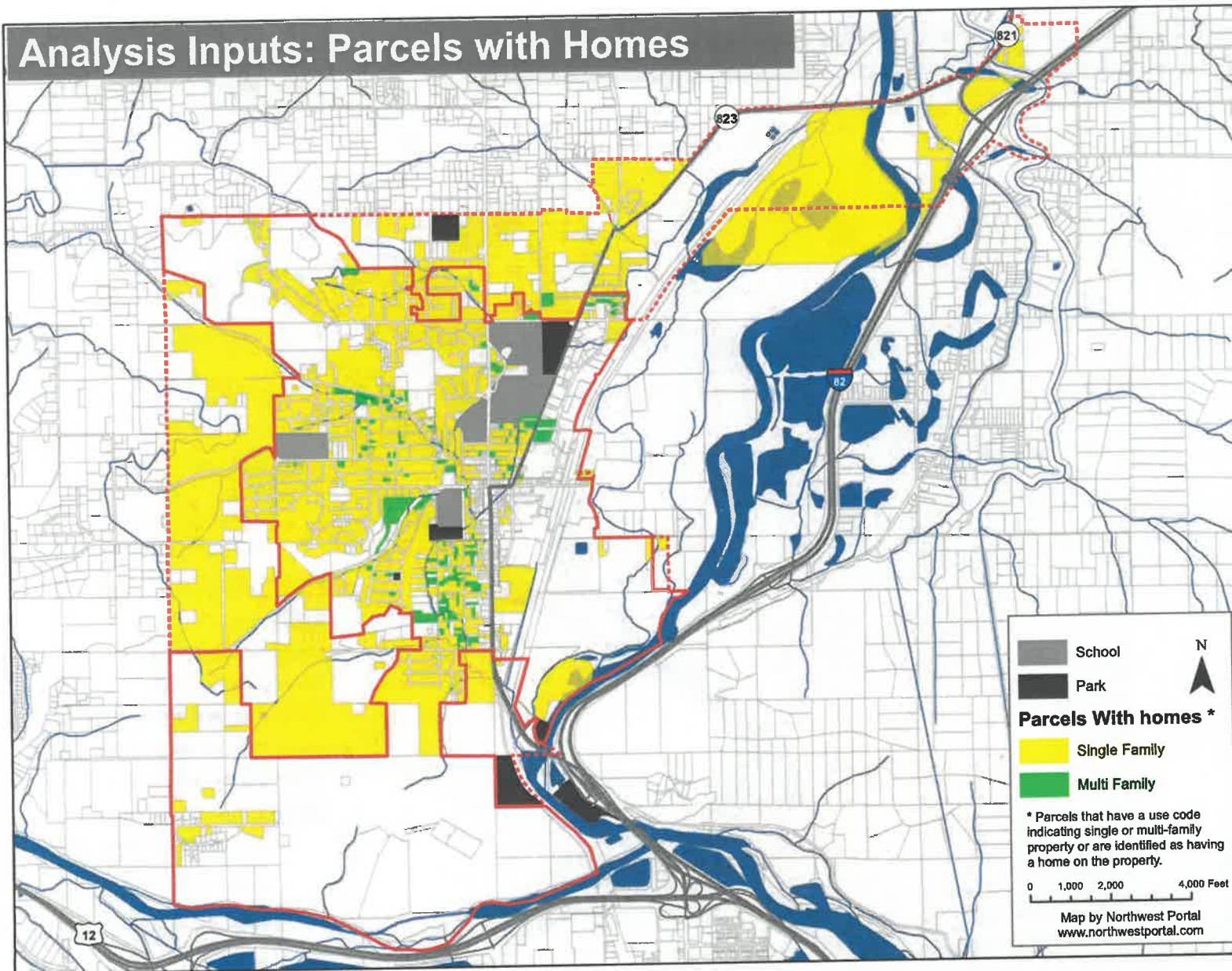
- (1) Includes parcels with land use codes 81, 83, 91, and 99.
- (2) Includes lands owned by city, county, and state governments and special purpose districts, as well as property owned by the William O. Douglas Trail Foundation.
- (3) Includes parcels that are coded as vacant parcels for taxation purposes,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



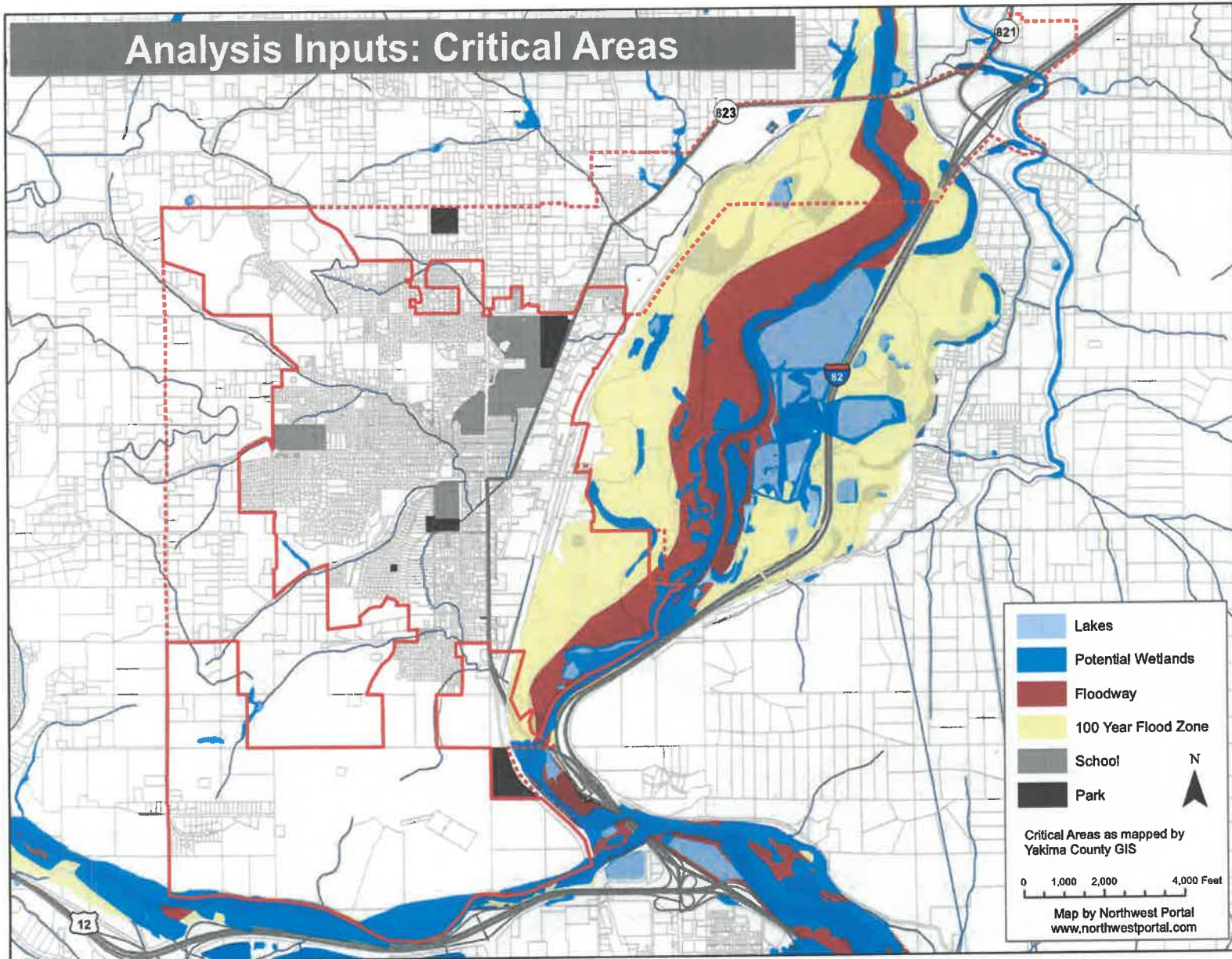
Analysis Inputs: "Residential" Zoning



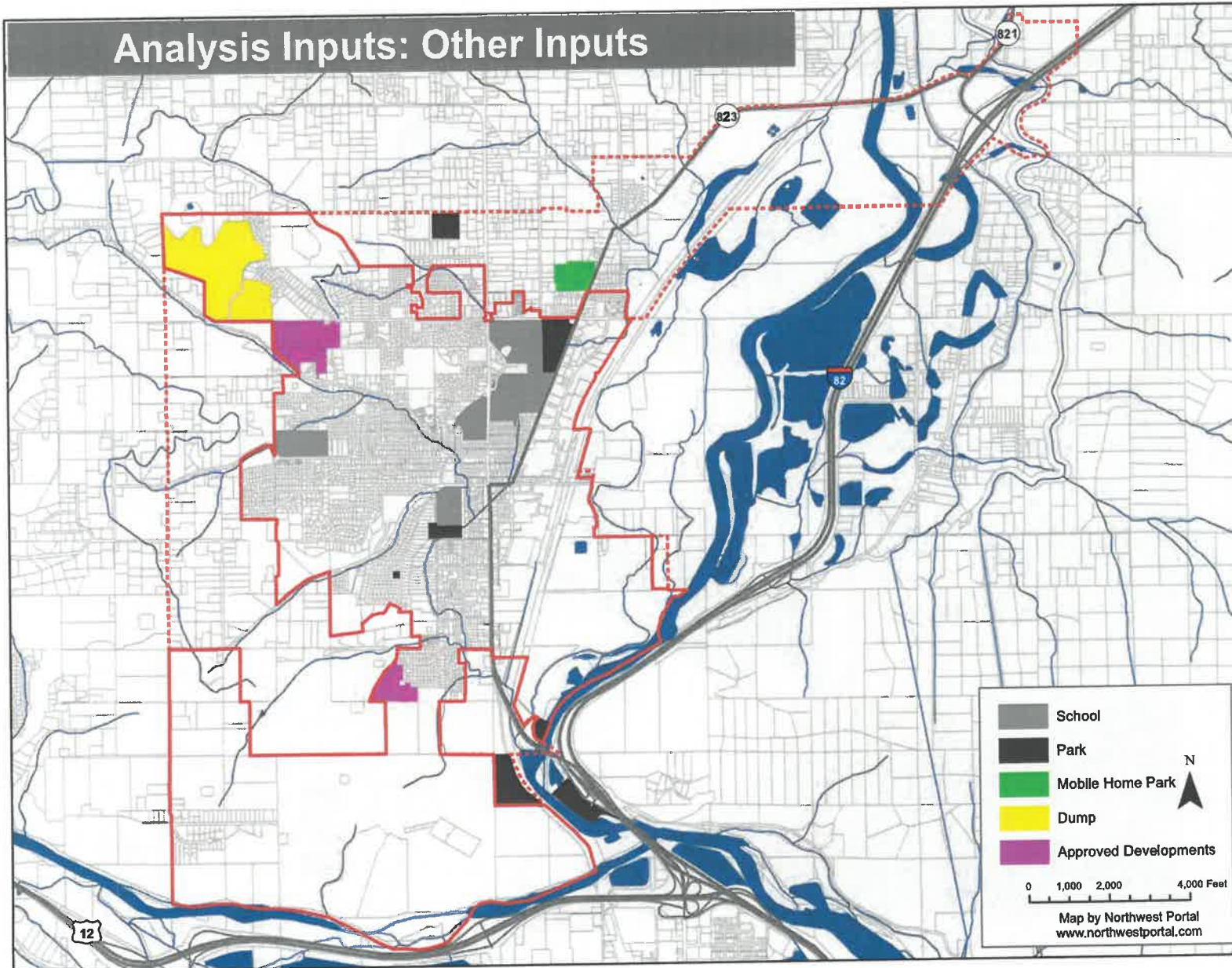
Analysis Inputs: Parcels with Homes



Analysis Inputs: Critical Areas



Analysis Inputs: Other Inputs



Development Status and Restrictions

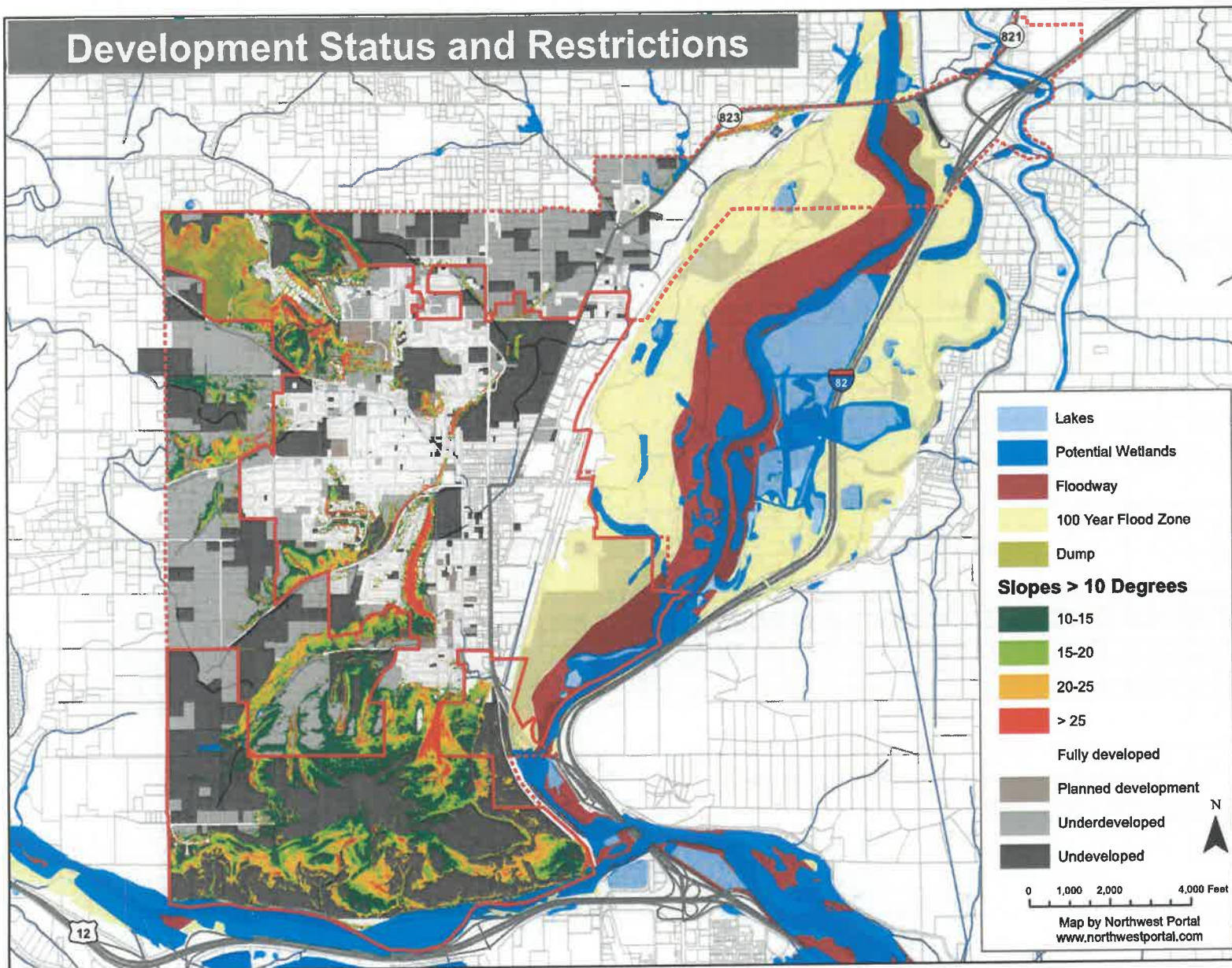


Table 1
Land Uses Within the Selah City Limits by Zoning District
Sunday, October 1, 2023

| Land Use Codes | Existing Unincorporated UGA | | | | | | | | | | Totals |
|---|-----------------------------|------------|-----------|-----------|-------------|------------|-----------|------------|-----------|-------------|--------|
| | 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 | 368 | |
| 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 (5+ 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.

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

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.

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).”

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

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 |

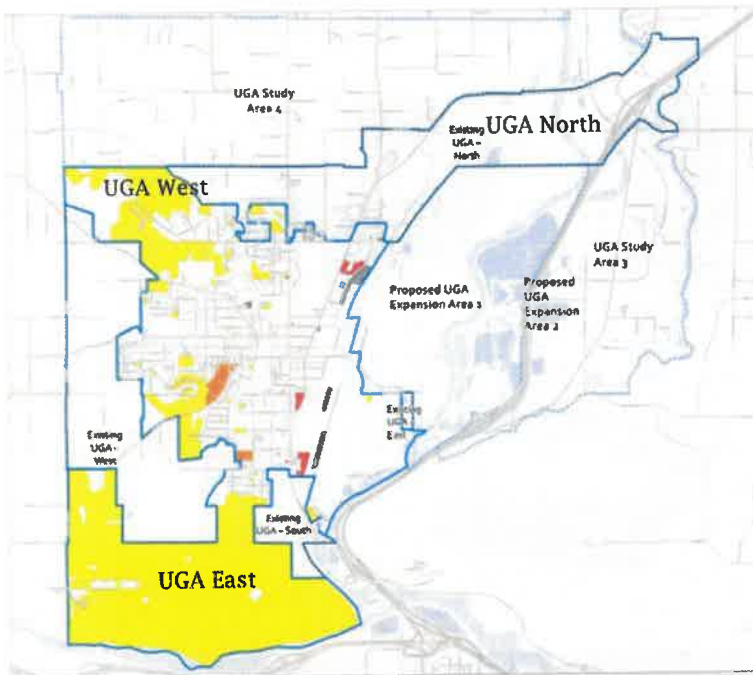
Source: Selah Planning Department .

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

| 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.

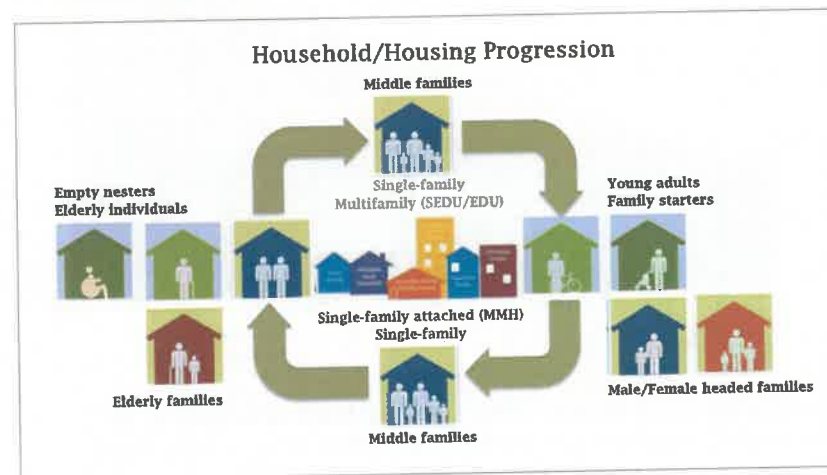
The on-line resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed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

- **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.



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.

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 5.3.13: 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.

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.

Appendix K - Prototype cost analysis

| 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 | \$325,000 | \$0 | \$0 | \$0 | \$0 |
| SUBTOTAL LAND ACQUISITION COSTS | | | | \$325,000 | \$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 | 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 | | | 800 | 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 | \$325,000 | \$0 | \$0 | \$0 | \$0 |
| SUBTOTAL LAND ACQUISITION COSTS | | | | \$325,000 | \$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 | 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 | | | 800 | 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.

Peters, Jeff

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

Jeff,

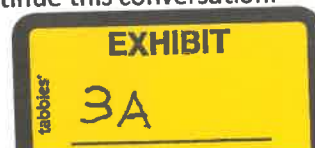
We had the opportunity to discuss the City's draft Housing Action Plan with Tom Beckwith and wanted to pass along some notes from this meeting. Generally, we feel the information presented in the draft HAP provides good background on the City's current and future demographics and accurately identifies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

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

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

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

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



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

Sincerely,

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

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

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

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

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

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

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

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

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

Peters, Jeff

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

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

Thanks all – happy Friday!



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

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



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

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

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

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

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

We have applied for and will receive three grants to 1) update the Comprehensive Plan to include detailed buildable lands analysis, 2) conduct a Middle Housing analysis of existing zoned capacity, middle housing allowances, and development regulations, and 3) conduct a Climate Resiliency analysis of heat, fire, flood, and other risks during June 2024-June 2026 which will build upon and implement the action items identified in the HAP in accordance with recently enacted Legislature House Bills (HB) 1220 on comprehensive plan housing element contents, HB 1293 streamlining development regulations, HB 1337 on Accessory Dwelling Units (ADU), and HB 1110 on middle housing allowances.

Please review and respond with your comments by email or provide times when you would be available for a phone interview the week of 23 October. We would appreciate your input as we begin the review process.

Sincerely,

Jeff Peters
City of Selah
City Planner
509-698-7367



CITY OF SELAH

Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 • www.selahwa.gov

Determination of Nonsignificance

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

Proponent: City of Selah
115 W. Naches Avenue
Selah, WA. 98942

Location of Proposal including street address, if any: City Limits

Lead Agency: City of Selah

City File Number: SEPA-2023-005

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is being issued using the process in WAC 197-11-340. There is no further comment period.

Responsible Official: Joe Henne

Position / Title: City Administrator/SEPA Responsible Official

Signature:

Date of Issuance: December 7, 2023

Appeals: You may appeal this determination to the Selah City Council by filing a written appeal with the required \$300.00 filing fee at the Selah Planning Department, 222 S. Rushmore Road no later than 5:00 p.m. on December 12, 2023. You should be prepared to make specific factual objections. Contact the Planning Department at 698-7365 to read or ask about the procedures for SEPA appeals.

EXHIBIT

tabbies®

4A



CITY OF SELAH

Planning Department

222 South Rushmore Road
Selah, Washington 98942

Phone 509 698-7365

Fax 509 698-7372

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

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

Project Location: City Wide

Tax Parcel Numbers: N/A

Complete Application: November 22, 2023

File Number: SEPA-2023-005

Approvals, Actions and Required Studies: Environmental Determination, and Planning Commission and City Council Public Hearing and adoption.

Environmental Review: The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The process in WAC 197-11-340(2) is being used. The lead agency will not act on this proposal for 14 days. After all comments have been received and considered, a threshold determination will be made. Comments received by 5:00 P.M. December 6, 2023, will be considered in making the determination. A copy of the SEPA Checklist and draft 2023 Housing Action Plan are available on the City of Selah's website at: <https://selahwa.gov/planning/city-of-selah-housing-action-plan/> and <https://selahwa.gov/planning/public-notices/>.

Request for Written Comments:

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 14-day comment period for this review. All written comments received by **December 6, 2023**, will be considered prior to issuing the final threshold determination on this application.

Notice of Decision:

A copy of the SEPA threshold determination will be mailed to the parties, agencies, and those who provided public comment after the end of the 14-day public comment period.

Open Record Public Hearing

Notice is hereby given that on Tuesday, December 19, 2023, commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA regarding consideration of the above-described HAP. All interested persons may appear and provide testimony on the plan. At the conclusion of the public hearing the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the of the proposed HAP. The staff report will be available approximately one week before the hearing. Contact the Planning Department at 509-698-7365 with any questions.

Dated this 22nd day of November 2023

/s/

Jeff Peters, City Planner, Community Development Supervisor

EXHIBIT

5A

AFFIDAVIT OF PUBLICATION

Jeff Peters
City Of Selah
115 W Naches Avenue
Selah WA 98942

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

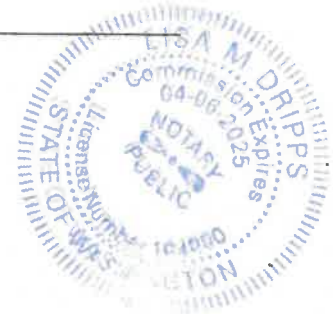
11/22/2023

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on December 4, 2023

Leslie M. Drayton
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$199.50
Order No: 67460
Customer No: 23209
PO #:

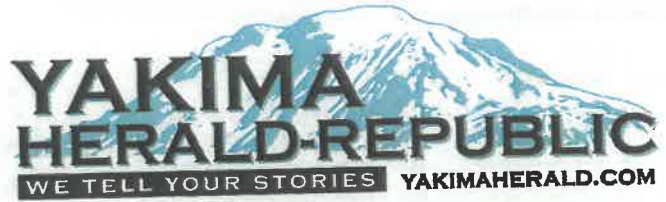


Publication Cost: \$199.50
Order No: 67460
Customer No: 23209
PO #:

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(67460) November 22, 2023

Yakima Herald-Republic
 PO Box 9668
 Yakima, WA 98909



City Of Selah
Jeff Peters
 115 W Naches Avenue
 Selah, WA 98942
 USA

| Order Confirmation | |
|---------------------------|--|
| Order #: | 67460 |
| Order Ref #: | |
| Date: | 11/20/2023 |
| Advertiser #: | 23209 |
| Advertiser Name: | City Of Selah |
| Agency #: | |
| Agency Name: | |
| Account Manager: | Simon Sizer ssizer@yakimaherald.com |

\$ 199.50

| Ad No. | Date | Description | Position | Format |
|--------|------------|---|--|------------------------------|
| 380946 | 11/22/2023 | CITY OF SELAH NOTICE OF ENVIRONMENTAL REVIEW, PUBLIC COMMENT AND PLANNING COMMISSION PUBLIC HEARING: Application: On November 22 | Yakima Herald Republic Broadsheet - CL-Legals | 3.46 x 7.17 in x 2.0000 col. |
| 380947 | 11/22/2023 | CITY OF SELAH NOTICE OF ENVIRONMENTAL REVIEW, PUBLIC COMMENT AND PLANNING COMMISSION PUBLIC HEARING: Application: On November 22 | Yakima Herald Republic CL Online | 3.46 x 7.17 in x 2.0000 col. |

| Summary | |
|-------------------------|------------------|
| Total Net Amount | \$ 199.50 |
| Taxes | \$ 0.00 |
| Total Amount | \$ 199.50 |

Remittance Address:
 Yakima Herald-Republic
 PO Box 9668
 Yakima, WA 98909
 Tel: (206) 464-2550

Classified Category: Legals|Public Notices

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

On November 22, 2023 the City of Selah Community Development Department prepared a State Environmental Policy Act Checklist for the environmental review of its 2023 Housing Action Plan (HAP). The HAP's purpose is to identify strategies and a variety of actions the City could take to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment (contained within the HAP) and will serve to guide a future periodic update to the Comprehensive Plan Housing Element, development regulations, future work plans and budgets for the City of Selah.: **Project Location:** City Wide: **Tax Parcel Numbers:** N/A: **Complete Application:** November 22, 2023: **File Number:** SEPA-2023-005: **Approvals, Actions and Required Studies:** Environmental Determination, and Planning Commission and City Council Public Hearing and adoption.:

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<https://selahwa.gov/planning/city-of-selah-housing-action-plan/> and <https://selahwa.gov/planning/public-notice/>.: **Request for**

Written Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 14-day comment period for this review. All written comments received by **December 6, 2023**, will be considered prior to issuing the final threshold determination on this application.:

Notice of Decision: A copy of the SEPA threshold determination will be mailed to the parties, agencies, and those who provided public comment after the end of the 14-day public comment period.:

Open Record Public Hearing: Notice is hereby given that on Tuesday, December 19, 2023, commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA regarding consideration of the above-described HAP. All interested persons may appear and provide testimony on the plan. At the conclusion of the public hearing the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the of the proposed HAP. The staff report will be available approximately one week before the hearing. Contact the Planning Department at 509-698-7365 with any questions. Dated this 22nd day of November 2023 /s/ Jeff Peters, City Planner, Community Development Supervisor.

(67460) November 22, 2023



**CITY OF SELAH
AFFIDAVIT OF MAILING**

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

I, Jeff Peters, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 20 day of November, 2023 caused to be mailed, 27 envelopes and 3 emails, containing a true and correct copy of the Notice of Environmental Review, Public Comment and Planning Commission Public Hearing. Said envelopes mailed from Selah, WA with the correct first-class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed or emailed is contained in file SEPA-2023-005.

Signed Jeffery R. Peters

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

On this day personally appeared before me Jeff Peters to me known to be the individual referenced herein and who caused to be mailed the Notice of Environmental Review, Public Comment and Planning Commission Public Hearing.

Given under my hand and official seal this 21st day of November 2023.

Signed Caprise E. Groo

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires June 1, 2025.



WA STATE DEPT OF HEALTH
EASTERN REGIONAL OFFICE
16201 EAST INDIANA AVE., STE 1500
SPOKANE, WA 99216

US FISH & WILDLIFE
911 NE 11TH AVE.
PORTLAND, OR 97232-4181

US FOREST SERVICE
10237 U.S. Highway 12
NACHES WA 98937

YAKIMA COUNTY HEALTH DIST.
1210 ANTANUM RIDGE DR
UNION GAP, WA 98903

YAKIMA COUNTY PUBLIC WORKS
128 N. 2ND ST.
YAKIMA, WA 98901

YAKIMA COUNTY PLANNING
128 N 2nd St., 4th Floor
Yakima, WA 98901

PACIFIC POWER
500 N KEYS RD
YAKIMA, WA 98901

FAIRPOINT COMMUNICATIONS
305 N RUBY STREET
ELLENSBURG, WA 98926

YAKIMA REGIONAL CLEAN AIR
186 Iron Horse Court, Suite 101
YAKIMA, WA 98901

SELAH SCHOOL DIST.
316 W. NACHES AVE.
SELAH, WA 98942

Department of Agriculture
Kelly McLain
PO Box 42560
Olympia, WA 98504-2560

U.S. WEST
8 SO. 2ND AVE.
YAKIMA, WA 98902

STATE D.O.T.
DISTRICT #5
2809 RUDKIN RD
UNION GAP, WA 98903-1648

NATURAL RESOURCES
CONSERVATION SERVICE
1606 PERRY, SUITE - F
YAKIMA, WA 98902

WA. ST. DEPT. OF FISH & WILDLIFE,
YAKIMA REGION
1701 S. 24TH AVE.
YAKIMA, WA 98902

TAYLOR DITCH CO., INC.
C/O ZIRKLE FRUIT
P O BOX 1315
SELAH, WA 98942

WA STATE DEPT OF HEALTH
EASTERN REGIONAL OFFICE
16201 EAST INDIANA AVE., STE 1500
SPOKANE, WA 99216

YAKIMA COUNTY AGRI-EXT.
2403 S 18TH STREET
UNION GAP, WA 98903

YAKIMA COUNTY FIRE MARSHALL
128 N. 2ND ST
YAKIMA, WA 98901

YAKIMA COUNTY ASSESSOR
128 N. 2ND ST.
YAKIMA, WA 98901

Y.V.C.O.G.
311 N 4TH ST, SUITE 204
YAKIMA, WA 98901

DEPT. NATURAL RESOURCES
713 E. BOWER RD.
ELLENSBURG, WA 98926

DEPT. OF NATURAL RESOURCES
SEPA CENTER
P.O. BOX 47015
OLYMPIA, WA 98504-7015

reviewteam@commerce.wa.gov

SEPA@dahp.wa.gov

US BUREAU OF RECLAMATION
1917 MARSH RD
YAKIMA, WA 98901-2058

FIRING CENTER
970 Firing Center Rd.
Yakima, WA 98901

BUREAU OF INDIAN AFFAIRS
YAKAMA AGENCY
P.O. BOX 632
TOPPENISH, WA 98948

YAKIMA COUNTY ROADS
128 N. SECOND STREET 4TH FLOOR
YAKIMA, WA 98901

27
print

Peters, Jeff

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

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

Attachments: Combined HAP Notice of App SEPA - Checklist.pdf

The City of Selah Planning Department would like to invite its housing stakeholders, public, and SEPA agencies to review and provide comment on its draft Housing Action Plan (see below notice for web address).

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

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

Project Location: City Wide
Tax Parcel Numbers: N/A
Complete Application: November 22, 2023
File Number: SEPA-2023-005

Approvals, Actions and Required Studies: Environmental Determination, and Planning Commission and City Council Public Hearing and adoption.

Environmental Review: The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The process in WAC 197-11-340(2) is being used. The lead agency will not act on this proposal for 14 days. After all comments have been received and considered, a threshold determination will be made. Comments received by 5:00 P.M. December 6, 2023, will be considered in making the determination. A copy of the SEPA Checklist and draft 2023 Housing Action Plan are available on the City of Selah's website at: <https://selahwa.gov/planning/city-of-selah-housing-action-plan/> and <https://selahwa.gov/planning/public-notices/>.

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Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 14-day comment period for this review. All written comments received by **December 6, 2023**, will be considered prior to issuing the final threshold determination on this application.

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Sincerely,

Jeff Peters
City of Selah
City Planner
509-698-7367



**CITY OF SELAH
AFFIDAVIT OF MAILING**

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

I, Jeffery R. Peters, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 7th day of December, 2023 caused to be mailed, 27 envelopes and 3 emails, containing a true and correct copy of the Determination of Nonsignificance. Said envelopes mailed from Selah, WA with the correct first-class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed or emailed is contained in file SEPA-2023-005.

Signed Jeffery R. Peters

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

On this day personally appeared before me Jeffery R. Peters to me known to

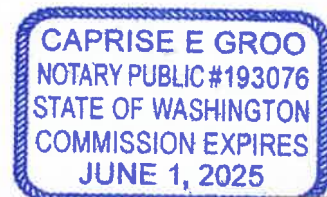
be the individual referenced herein and who caused to be mailed the SEPA-2023-005

Given under my hand and official seal this 7th day of December 2023.

Signed Caprise E. Groo

Notary Public in and for the State of Washington, residing at Yakima, WA. My term

expires June 1, 2025.



Peters, Jeff

From: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Sent: Thursday, December 7, 2023 3:33 PM
To: Peters, Jeff
Subject: RE: SEPA record published

Done. [202305542 - Selah City of \(wa.gov\)](#)

Thank you,

Joy Espinoza
SEPA / ERTS Coordinator
Department of Ecology – Central Region
Ph: 509.379.3967 | Email: joy.espinoza@ecy.wa.gov

From: Peters, Jeff <jeff.peters@selahwa.gov>
Sent: Thursday, December 7, 2023 3:26 PM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Subject: FW: SEPA record published

From: Peters, Jeff
Sent: Thursday, December 7, 2023 3:25 PM
To: 'NoReply@ecy.wa.gov' <NoReply@ecy.wa.gov>
Subject: RE: SEPA record published

Joy,

Can you please add the attached DNS to the SEPA below?

Thanks in advance!

Jeff P.

SEPA-2023-005
From: NoReply@ecy.wa.gov <NoReply@ecy.wa.gov>
Sent: Tuesday, November 21, 2023 10:27 AM
To: Peters, Jeff <jeff.peters@selahwa.gov>
Subject: SEPA record published

The SEPA admin reviewed and published [SEPA record number 202305542, "City of Selah 2023 Housing Action Plan"](#).
Lead Agency File Number: SEPA-2023-005.
It will now be available to the public.

From: Joy Espinoza
Email: separegister@ecy.wa.gov
Phone number: (509) 379-3967



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

11/27/2023

Mr. Jeff Peters
Community Development Supervisor
City of Selah
115 Naches Avenue
Selah, WA 98942

Sent Via Electronic Mail

Re: City of Selah--2023-S-6647--60-day Notice of Intent to Adopt Amendment

Dear Mr. Peters:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

City of Selah 2023 Housing Action Plan (HAP) adoption to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment (contained within the HAP) and will serve to guide a future periodic update to the Comprehensive Plan Housing Element,

We received your submittal on 11/27/2023 and processed it with the Submittal ID 2023-S-6647. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 01/26/2024.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Deanah Watson, (509) 290-4754.

Sincerely,

Review Team
Growth Management Services





THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2023-S-6647

Submittal Date Time: 11/27/2023

Submittal Information

| | |
|----------------|--|
| Jurisdiction | City of Selah |
| Submittal Type | 60-day Notice of Intent to Adopt Amendment |
| Amendment Type | Comprehensive Plan Amendment |

Amendment Information

Brief Description

City of Selah 2023 Housing Action Plan (HAP) adoption to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment (contained within the HAP) and will serve to guide a future periodic update to the Comprehensive Plan Housing Element,

Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 01/23/2024

Categories

| Submittal Category |
|--------------------|
| Housing |
| Land Use |

Attachments

| Attachment Type | File Name | Upload Date |
|--------------------------------------|--|---------------------|
| Comprehensive Plan Amendment - Draft | Draft Selah Housing Action Plan City Council.pdf | 11/27/2023 10:25 AM |

Contact Information

| | |
|------------|----------------------------------|
| Prefix | Mr. |
| First Name | Jeff |
| Last Name | Peters |
| Title | Community Development Supervisor |

Work (509) 698-7365
Cell
Email Jeff.peters@selahwa.gov

Yes, I would like to be contacted for Technical Assistance.

Certification

I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name Jeff Peters
Email jeff.peters@selahwa.gov

Yakima Herald-Republic
 PO Box 9668
 Yakima, WA 98909



City Of Selah
 Jeff Peters
 115 W Naches Avenue
 Selah, WA 98942
 USA

| Order Confirmation | |
|--------------------|--|
| Order #: | 70198 |
| Order Ref #: | |
| Date: | 1/9/2024 |
| Advertiser #: | 23209 |
| Advertiser Name: | City Of Selah |
| Agency #: | |
| Agency Name: | |
| Account Manager: | Simon Sizer ssizer@yakimaherald.com |

\$ 94.50

| Ad No. | Date | Description | Position | Format |
|--------|-----------|--|---|------------------------------|
| 393860 | 1/12/2024 | CITY OF SELAH NOTICE OF PUBLIC HEARING Adoption of the City of Selah's 2023 Housing Action Plan Notice is hereby given by th | Yakima Herald Republic Broadsheet - CL-Legals | 1.67 x 6.77 in x 1.0000 col. |
| 393861 | 1/12/2024 | CITY OF SELAH NOTICE OF PUBLIC HEARING Adoption of the City of Selah's 2023 Housing Action Plan Notice is hereby given by th | Yakima Herald Republic CL Online | 1.67 x 6.77 in x 1.0000 col. |

| Summary | |
|------------------|----------|
| Total Net Amount | \$ 94.50 |
| Taxes | \$ 0.00 |
| Total Amount | \$ 94.50 |

Remittance Address:

Yakima Herald-Republic
 PO Box 9668
 Yakima, WA 98909
 Tel: (206) 464-2550



Classified Category: Legals|Public Notices

**CITY OF SELAH NOTICE OF
PUBLIC HEARING**

**Adoption of the City of
Selah's 2023 Housing
Action Plan**

Notice is hereby given by the City of Selah, Washington, that the City Council will conduct an open record public hearing on Tuesday, January 23, 2024, commencing at 5:30 p.m., or as soon thereafter as practical, in the Council Chambers, Selah City Hall, 115 W. Naches, Selah, WA. to consider the City of Selah Planning Commission's recommendation regarding the adoption of the City of Selah's 2023 Housing Action Plan. Copies of the proposed plan are available for public inspection during regular business hours at the City of Selah Planning Department, 222 south Rushmore road, Selah, WA., and may be found at <https://selahwa.gov/planning/city-of-selah-housing-action-plan/>. All persons wishing to offer comments for or against the proposed plan are encouraged to attend. All written comments received prior to the day of the public hearing will be considered in the city council deliberations. If you have questions please feel free to contact Jeff Peters, Community Development Supervisor in person at 222 south Rushmore Road, Selah, WA or by phone at (509) 698-7365, by fax at (509) 698-7372 or by e-mail at jeff.peters@selahwa.gov. Dated this 12th day of January. Jeff Peters, Community Development Supervisor

(70198) January 12, 2024



Selah City Council
 Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: **13-A**

Action Item

Title: Resolution approving and adopting the City of Selah’s 2023 Housing Action Plan

From: Jeff Peters, Community Development Supervisor

Action Requested: Approval

Staff Recommendation: Adopt the accompanying resolution.

Board/Commission Recommendation: Approval

Fiscal Impact: N/A

Funding Source: N/A

Background/Findings/Facts: From late 2022 to present the City of Selah Planning Division and its housing consultant the Beckwith Consultant Group have been working on the development of a Housing Action Plan (HAP) for the City of Selah which provides strategies to address changes in the housing market that support an increase in housing supply, affordability/stability and diversity of housing types, and addresses changes in the City’s development regulations required by Washington State House Bills (HB) 1220, HB1110, HB 1337, and HB 1293. Following months of development and public involvement, the City has completed the draft HAP which is now being considered for council adoption.

Recommended Motion: I move that the Selah City Council pass the accompanying resolution approving and adopting the City of Selah’s 2023 Housing Action Plan.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

| Date: | Action Taken: |
|----------------------|--|
| 2-21 to 12-19 - 2023 | Planning Commission Study Sessions |
| 11/22/2023 | Notice of Environmental Review, PC Public Hearing and Legal Notice |
| 12/19/2023 | Planning Commission Public Hearing |
| 1/12/2024 | Notice of City Council Public Hearing |

RESOLUTION NO. 3088

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

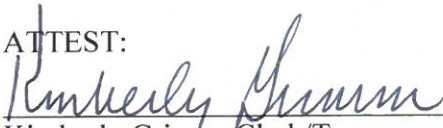
Section 4. Approval. The Selah City Council, after reviewing all the evidence and the Selah Planning Commission's Recommendation, hereby approves and adopts the City of Selah 2023 Housing Action Plan.

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

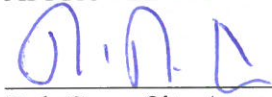
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 23rd day of January, 2024.



Roger L. Bell, Mayor

ATTEST:


Kimberly Grimm, Clerk/Treasurer

APPROVED AS TO FORM:


Rob Case, City Attorney

Exhibit “A”



City of Selah Housing Action Plan
23 January 2024

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

City of Selah

Community Development Supervisor Jeff Peters

Planning Board

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

Consultants

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

Selah Housing Action Plan (HAP) Preface

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

Demographics

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

Development capacity

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

Inventory

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

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

Public opinion

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

Requirements

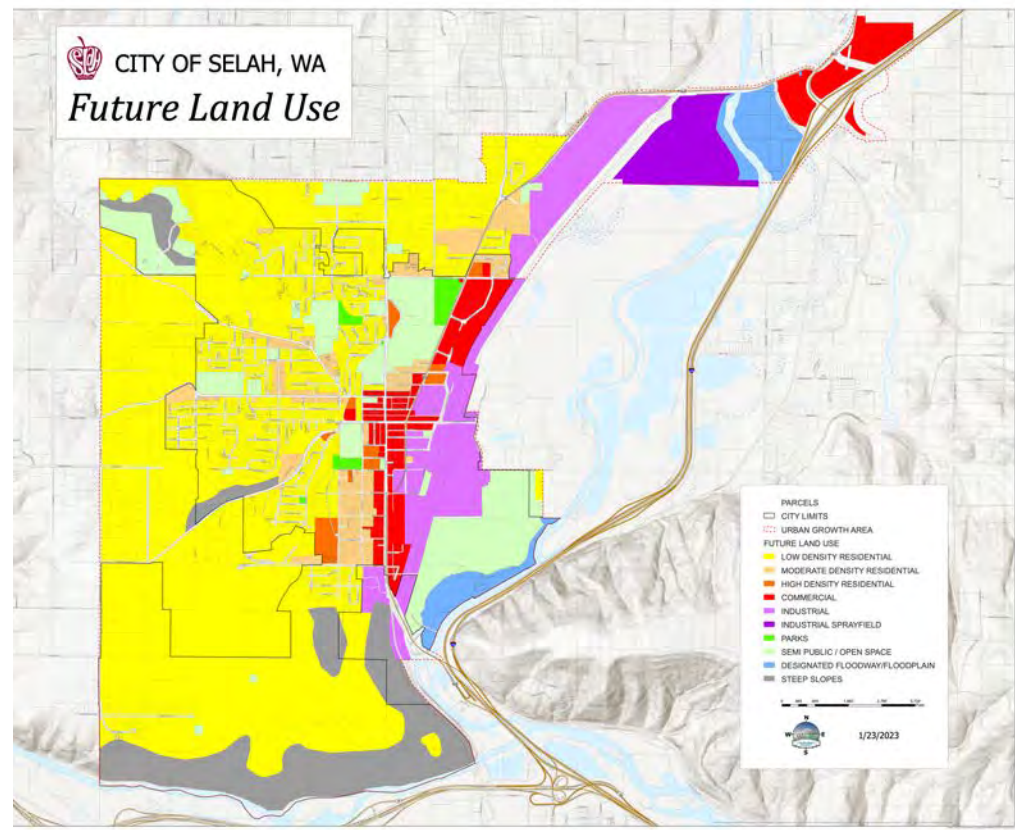
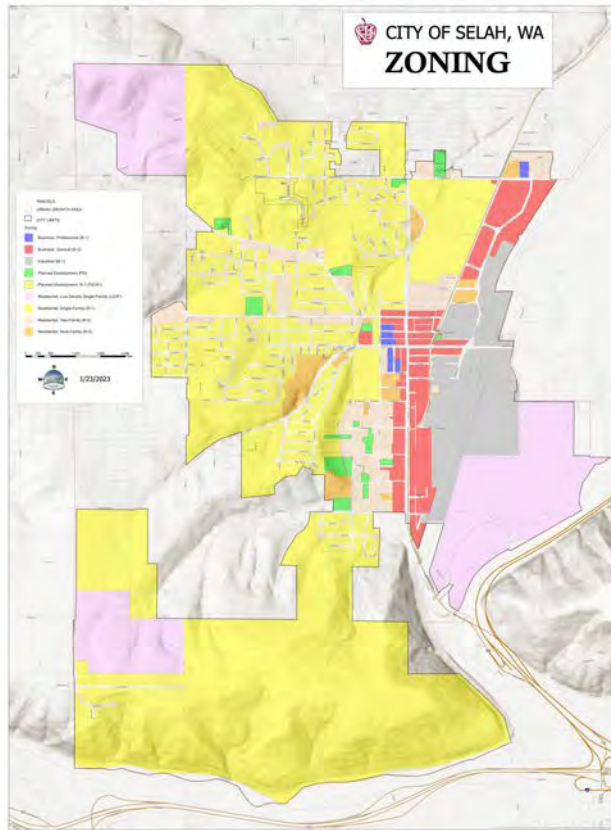
- **By 2050, Selah will need an additional 1,021 housing units** to meet unmet housing needs with an increasing percentage required in MMH housing types to meet smaller household and income capability requirements.
- **Recent Legislature Housing Bills** established new housing requirements that must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

Implementation

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

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| E. Public opinions | 7 |
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| I: Buildable land capacity | I-1 |
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Selah Housing Action Plan (HAP) Executive Summary

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

A. Demographics

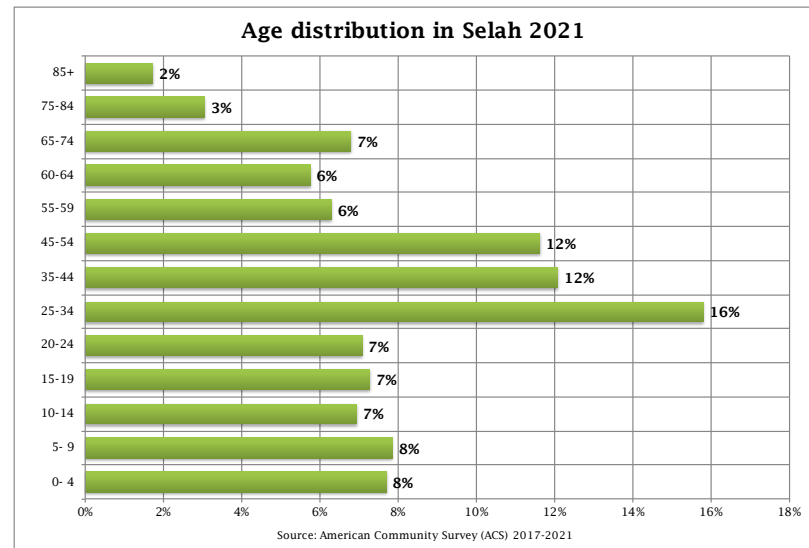
Selah's population - increased from 767 persons in 1930, the decade the city was incorporated, to 8,153 persons by the year 2020 with the lowest annual average growth rate between 2010-2020 of 1.3% and the highest most recent average annual growth rate between 1940-1950 of 8.2%.

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

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

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

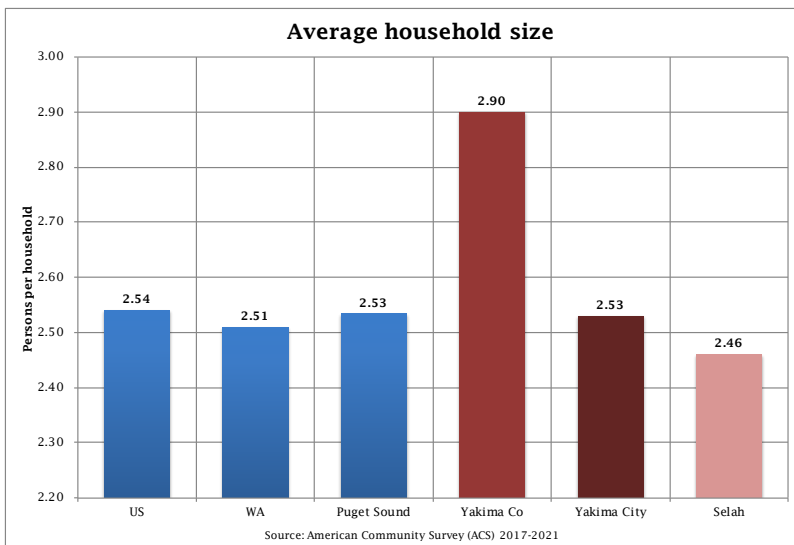
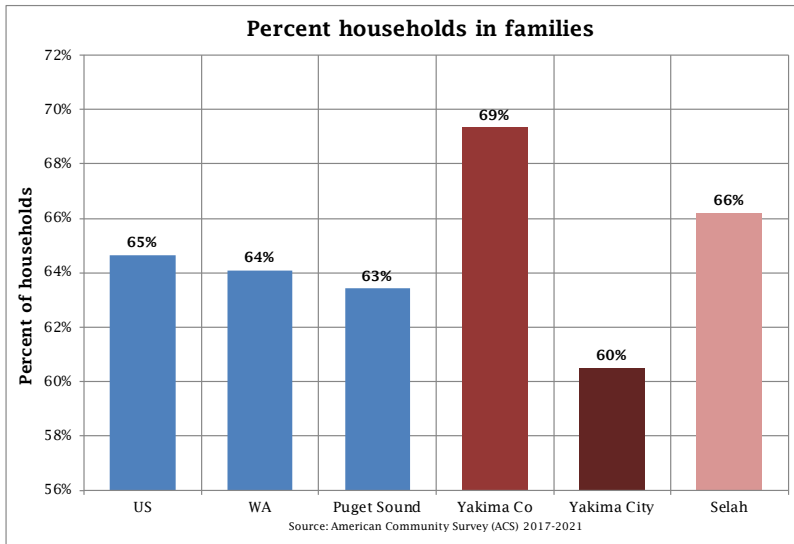
due to the area's moderate climate, employment opportunities, recreational amenities, and other attractions for these age and household groups.



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

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

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



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

B. Housing trends

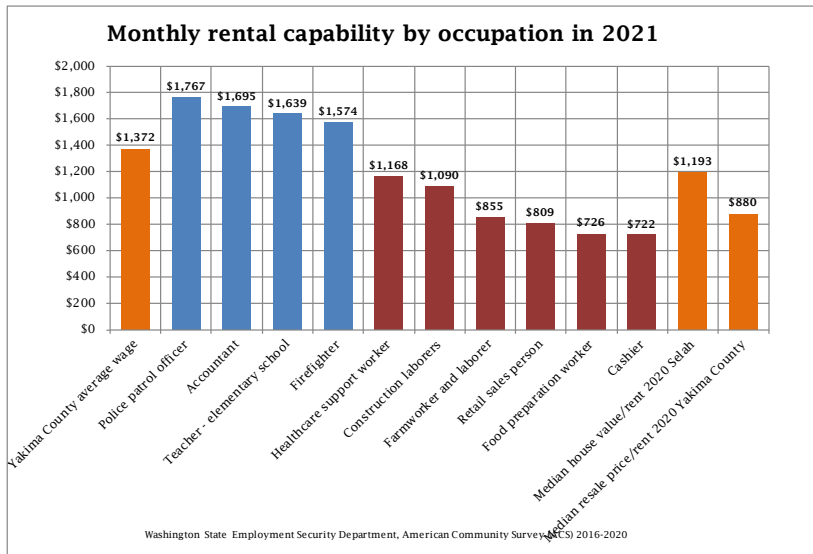
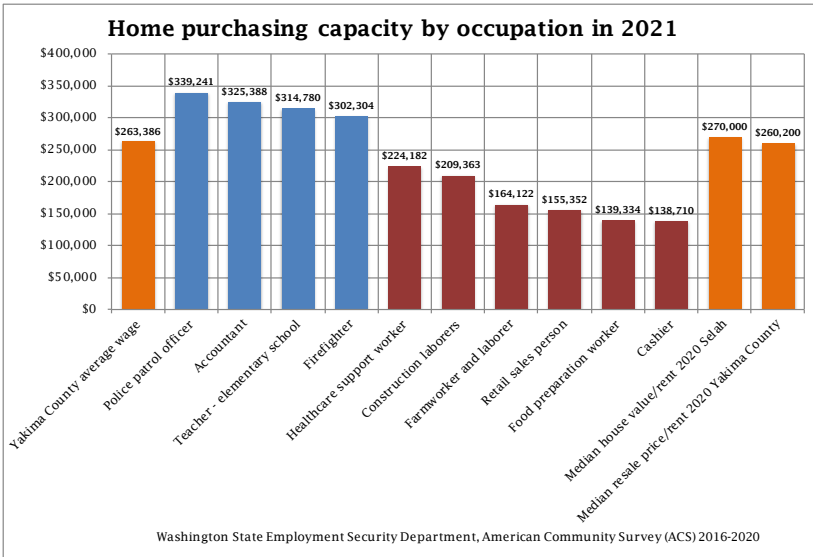
Development capacity - while Selah’s incorporated area has significant vacant land (1,097.1 gross acres) the amount that is suitable for development less unsuitable due to railroad or other public ownership or undersized and adjusted for already the fixed capacity of platted lots, critical areas, roads,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

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

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

Source: Yakima County Assessor and Beckwith Consulting Group

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



cashier that provides services that economically sustain a community.

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

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

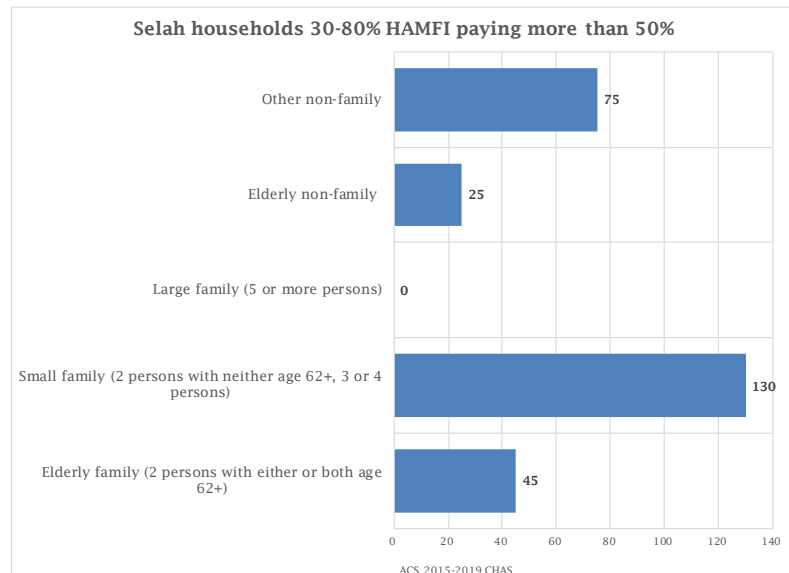
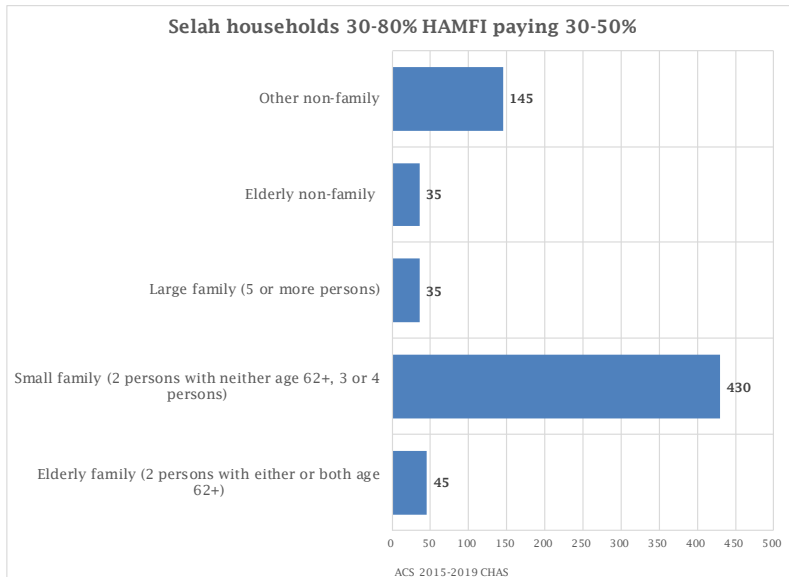
C. Housing supply

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

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

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

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



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

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

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

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

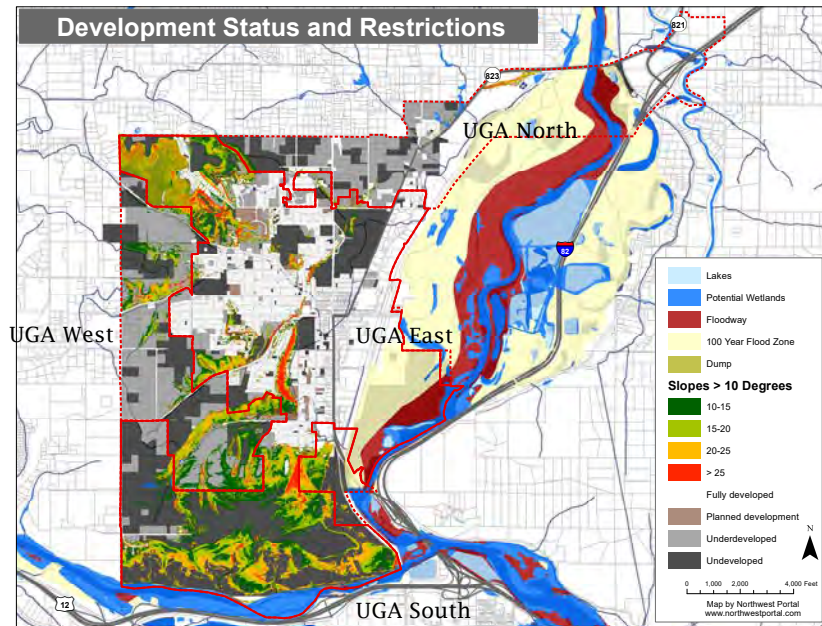
Selah households that are the most housing stressed - paying 30-50% and 50% or more for housing, are predominantly small family and other non-family nonelderly households.

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

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

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

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



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

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

Source: Selah Planning Department

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

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

Accessory Dwelling Unit



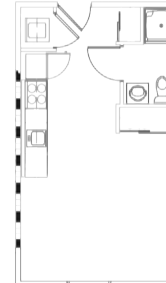
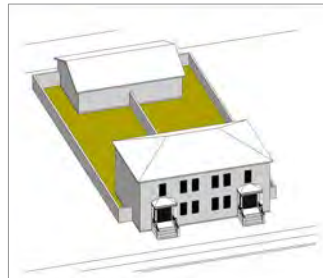
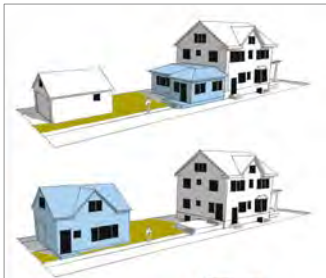
Duplex



Cottage



Townhouse



Courtyard Building



Multiplex



Live-Work



SEDU

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

D. Housing resources

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

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

E. Public opinions

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

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

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

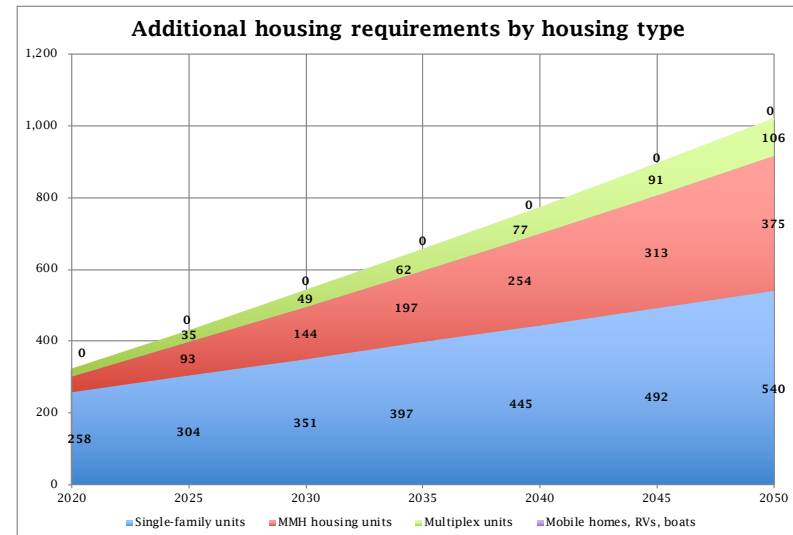
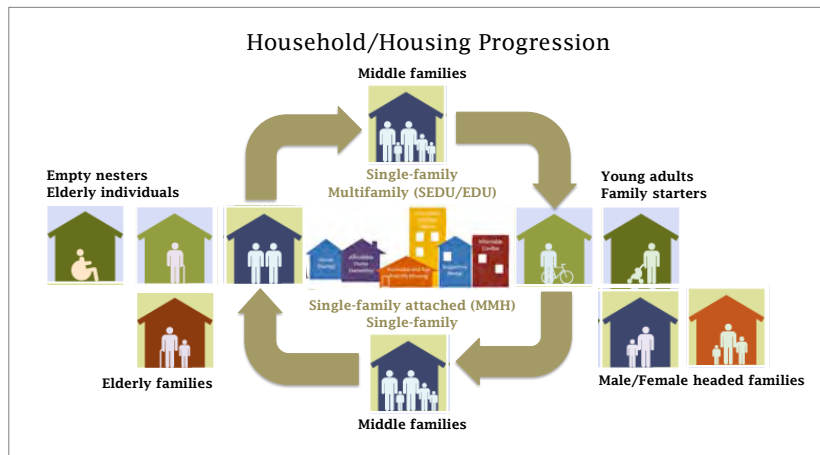
The online resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed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

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

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

F. Housing requirements

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



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

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

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

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

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

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

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

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

| Alleviate burden 30-50%+ | 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: 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

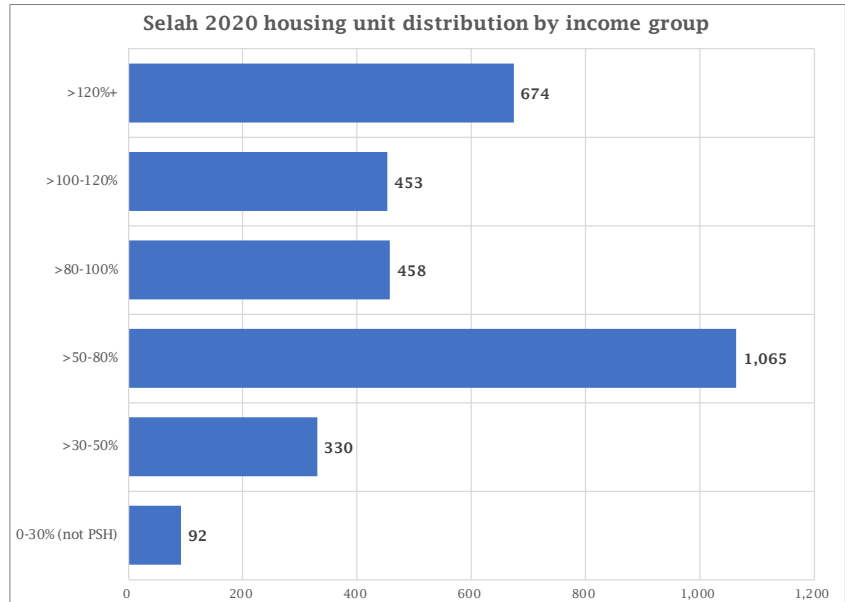
In 2021, the Washington Legislature changed the way

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 PS) | 4,351 | 3,620 | 7,971 | 7% | 192 | 92 | 100 |
| PSH | 228 | 4,191 | 4,419 | 4% | | | |
| >30-50% | 20,264 | 5,035 | 25,299 | 23% | 885 | 330 | 555 |
| >50-80% | 33,325 | 2,356 | 35,681 | 32% | 1,424 | 1,065 | 359 |
| >80-100% | 10,917 | 1,395 | 12,312 | 11% | 462 | 458 | 4 |
| >100-120% | 7,070 | 913 | 7,983 | 7% | 308 | 453 | (145) |
| >120%+ | 13,270 | 4,047 | 17,317 | 16% | 577 | 674 | (97) |
| Total | 89,425 | 21,557 | 110,982 | 100% | 3,849 | 3,072 | 777 |
| Emergency housing | | | | | | | 40 |

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.

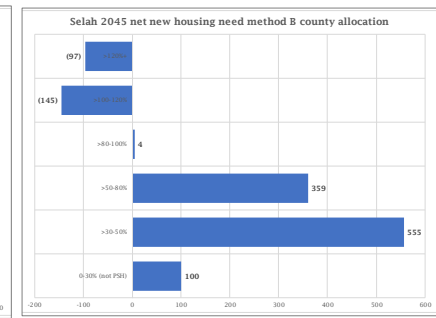
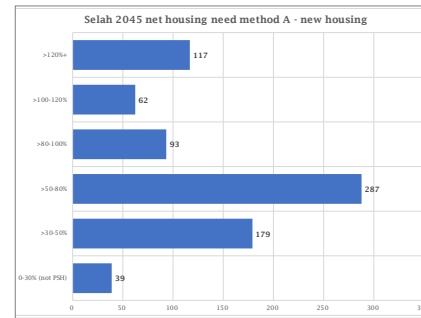
Or Method B - Fair share allocation

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.

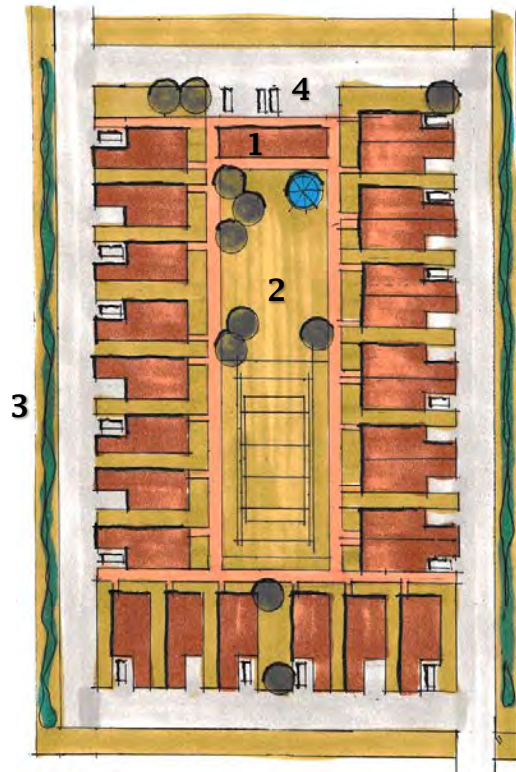


H. Prototype cost analysis

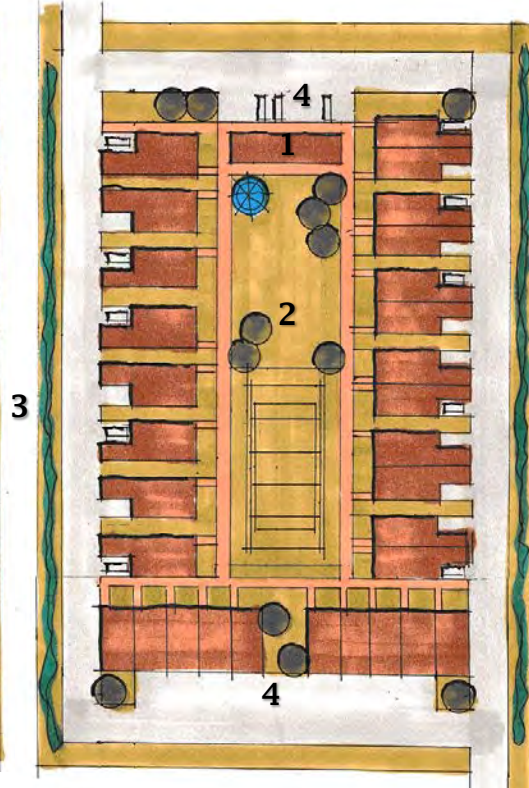
An analysis of possible MMH adaptations with which to meet Selah’s housing requirements, particularly for smaller families and young and elderly households, was completed as part of implementation strategies - see Appendix I.

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

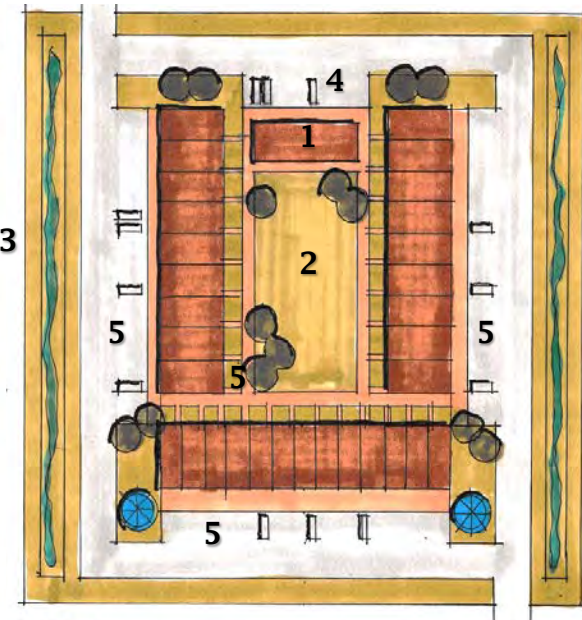


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



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):

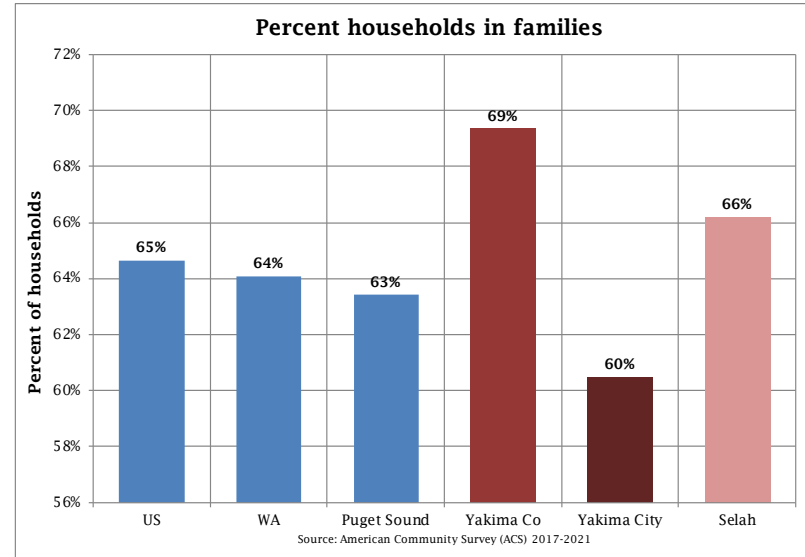
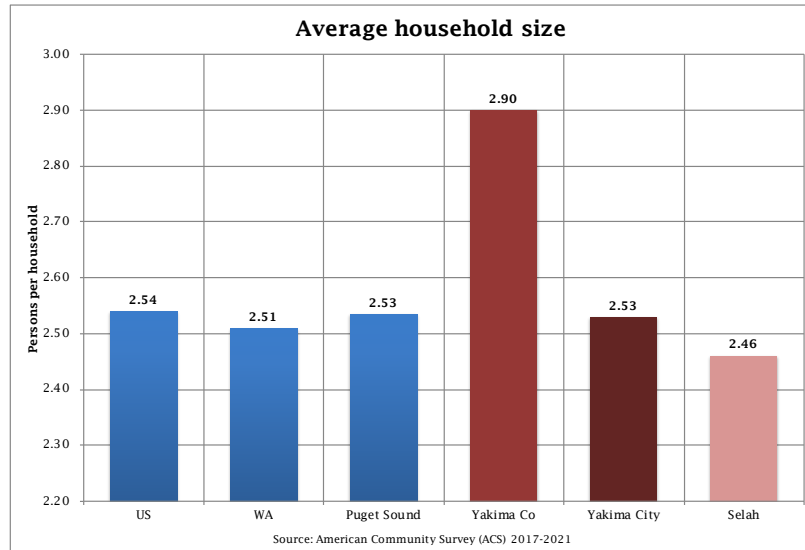
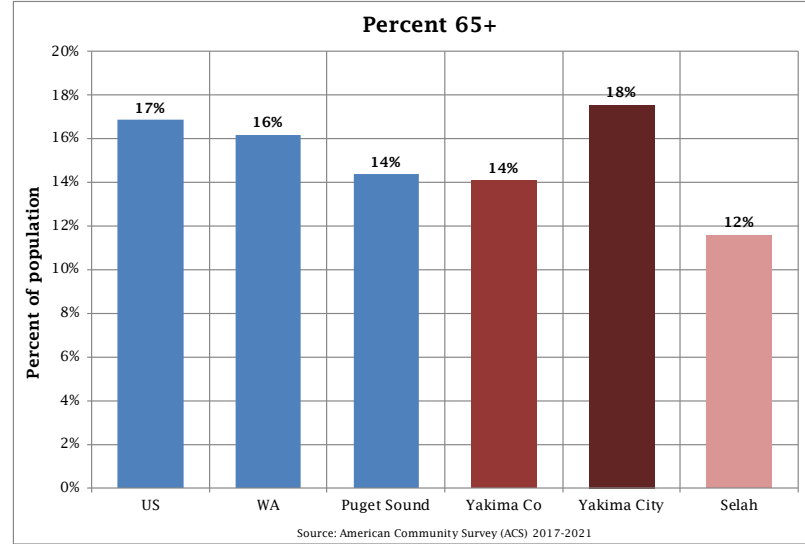
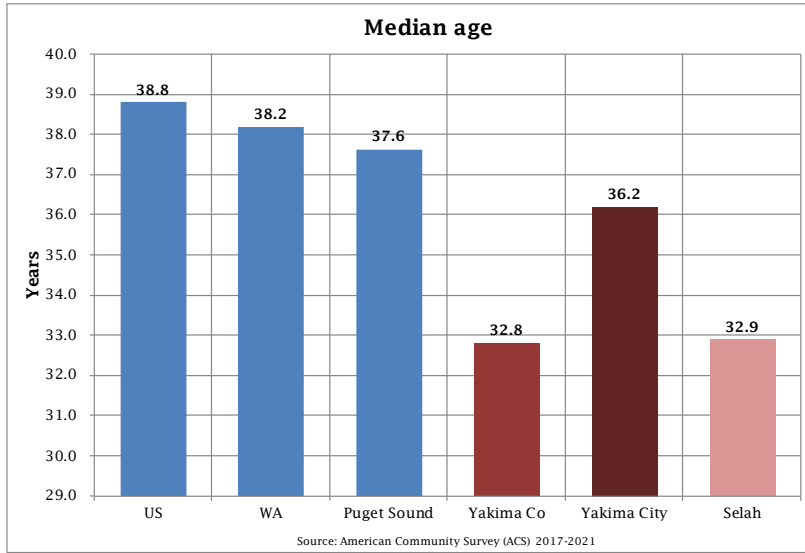
- **Development regulations** - 18 tasks to incorporate applicable requirements from recently enacted Legislature House Bills 1220 to update housing elements in comprehensive plans, HB 1110 to authorize middle housing, HB 1337 to authorize Accessor Dwelling Units (ADUs), and HB 1293 to streamline development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

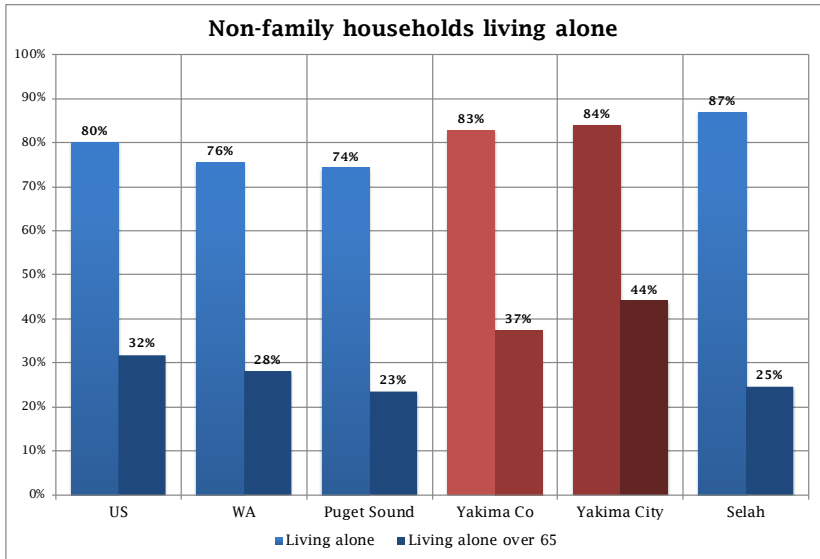
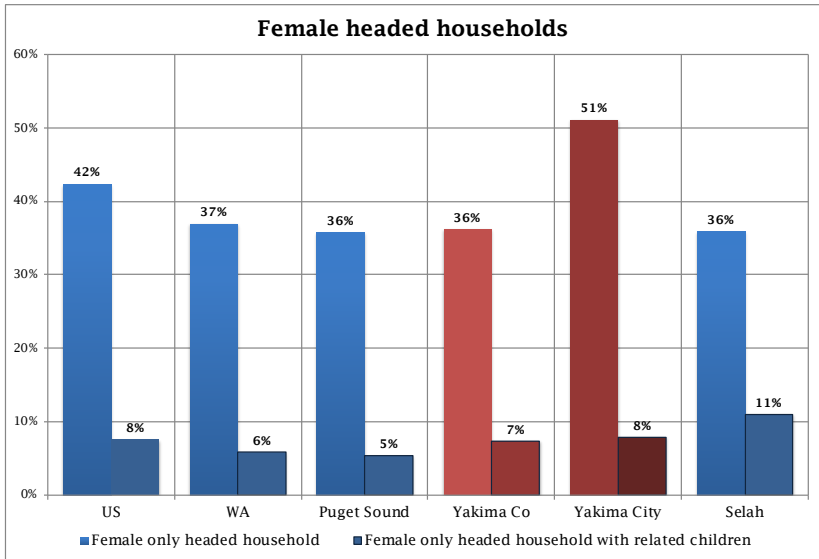
Selah Housing Action Plan (HAP) implementation tasks

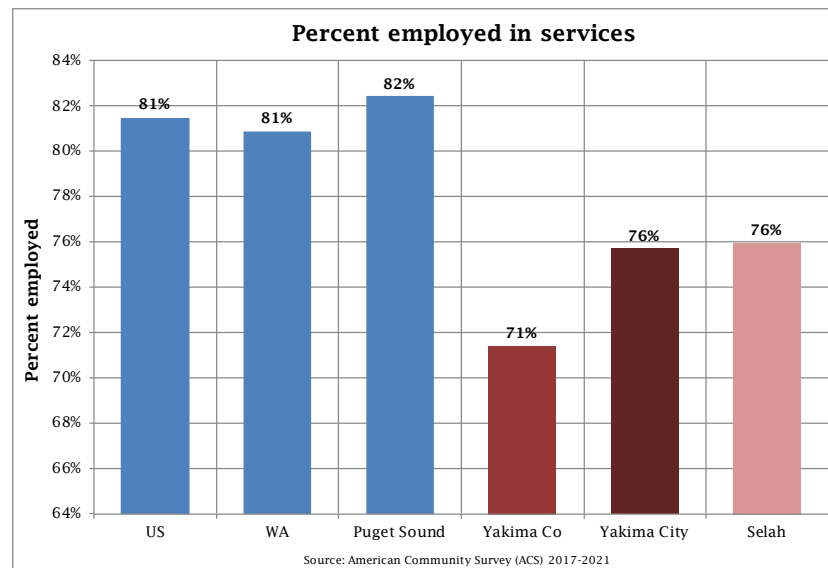
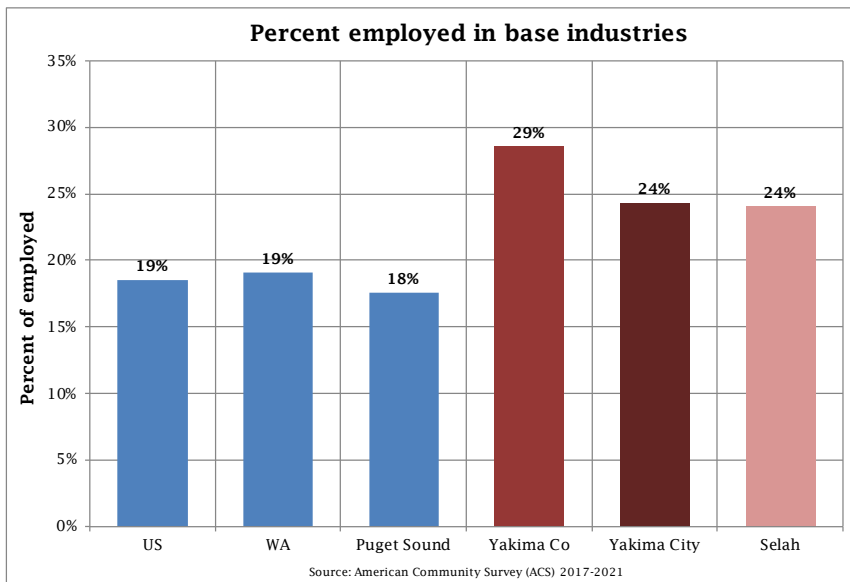
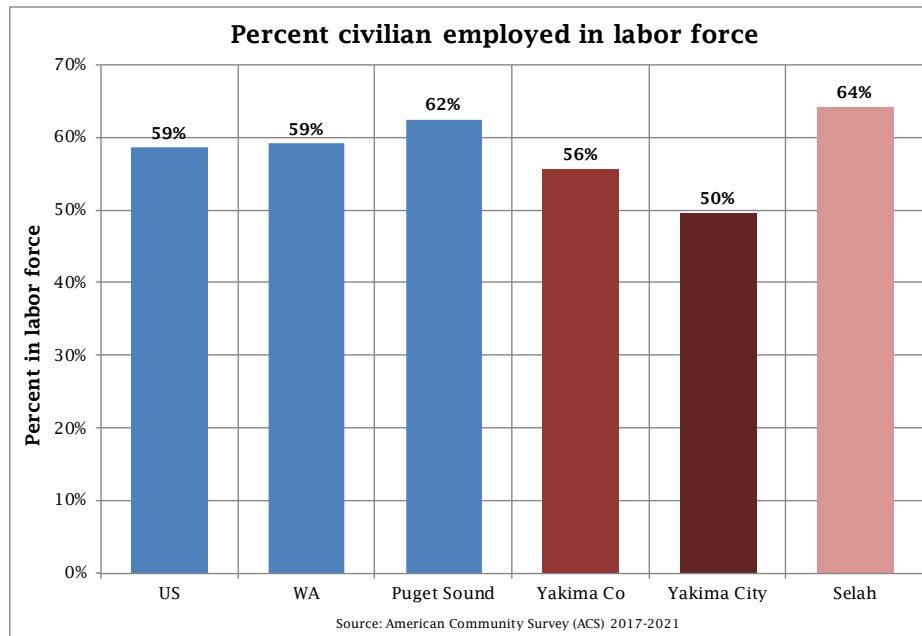
| | Action | Participants | Performance |
|----|--|----------------------|--|
| | HB 1220 Comprehensive Plan Housing Element requirements | | |
| 1 | Identify land capacity and housing types that meet Method A objectives for 380 additional housing units by 2045 for the extremely low-income (0-30% of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

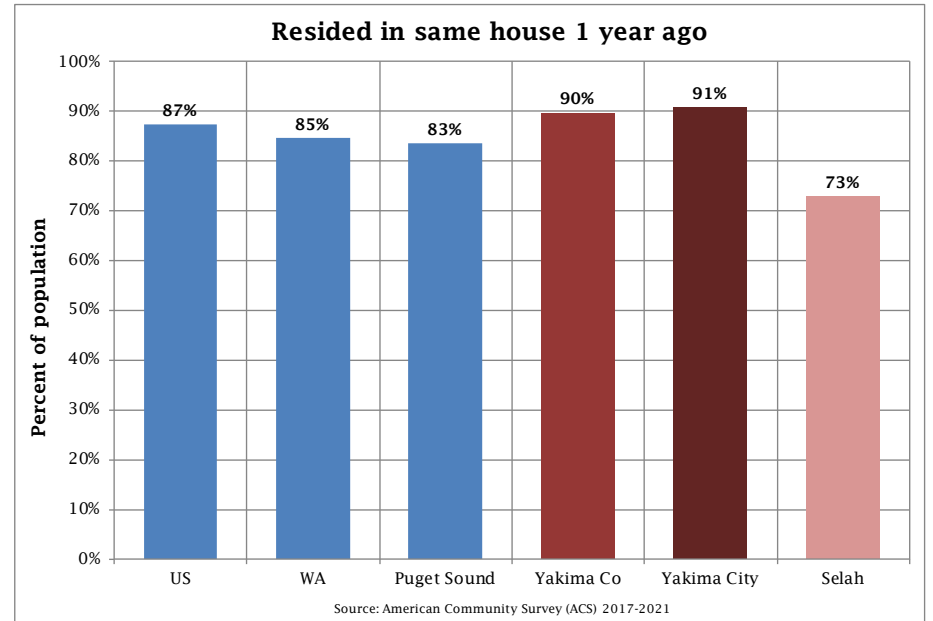
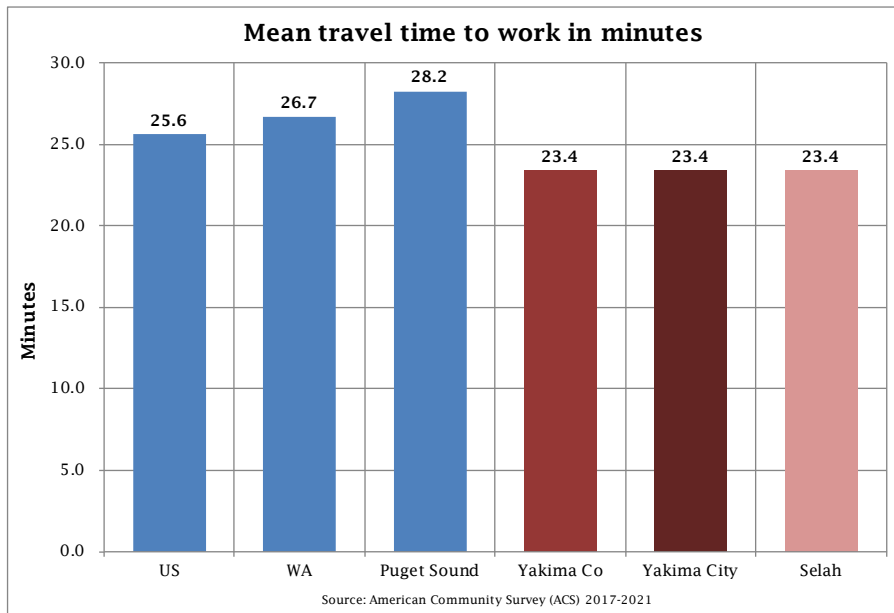
| | | | |
|--|--|--|---------------------------------|
| | are affordable for low-income and moderate-income households. | | |
| 17 | Design guidelines must include one or more ascertainable standard or criterion by which an applicant can determine whether a given building design is permissible. | City 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 |

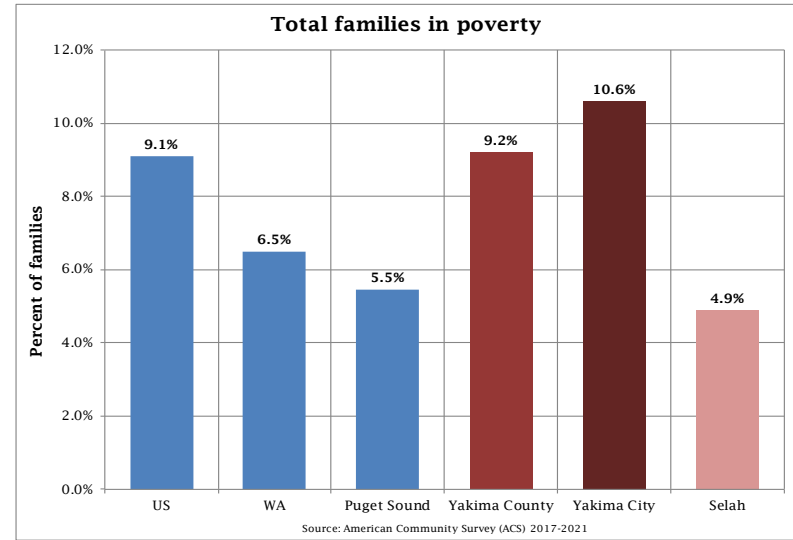
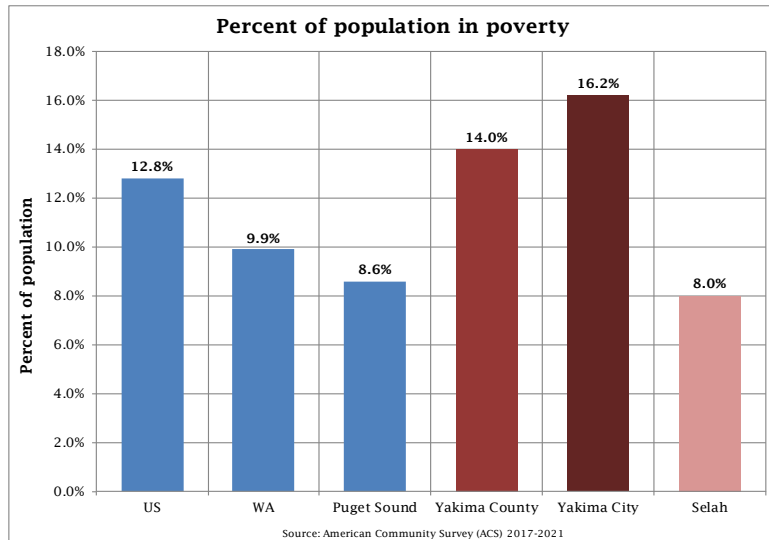
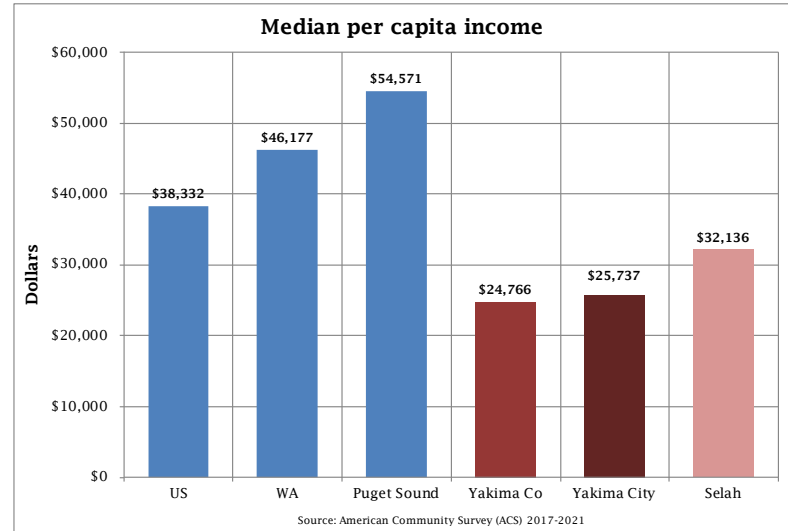
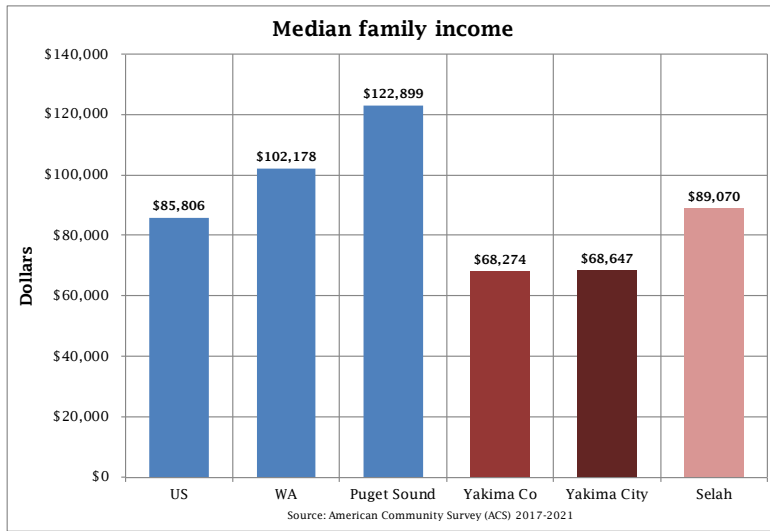
Appendix A: Demographics

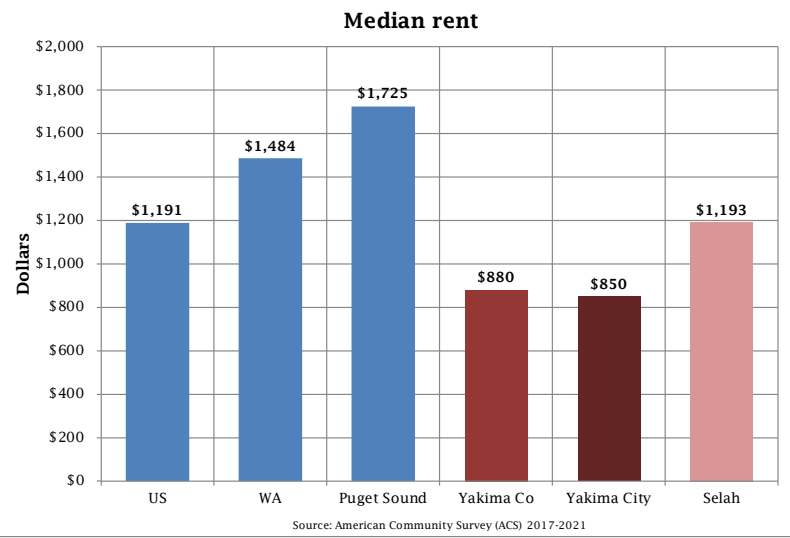
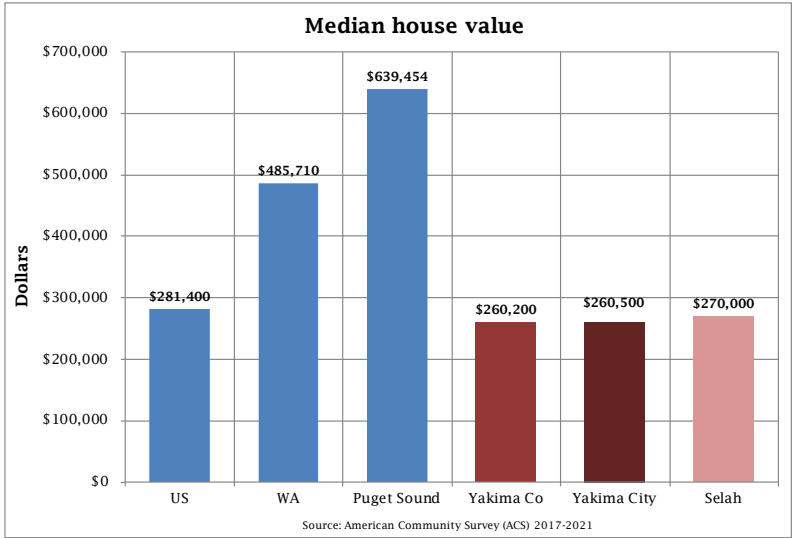
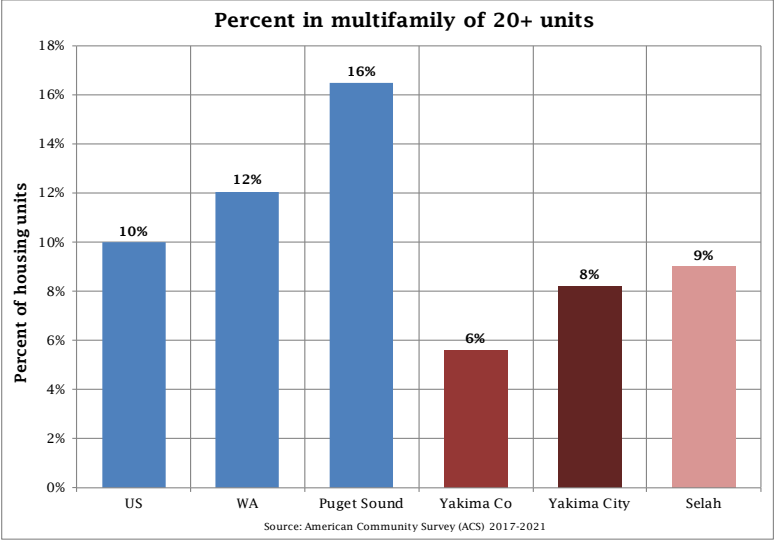
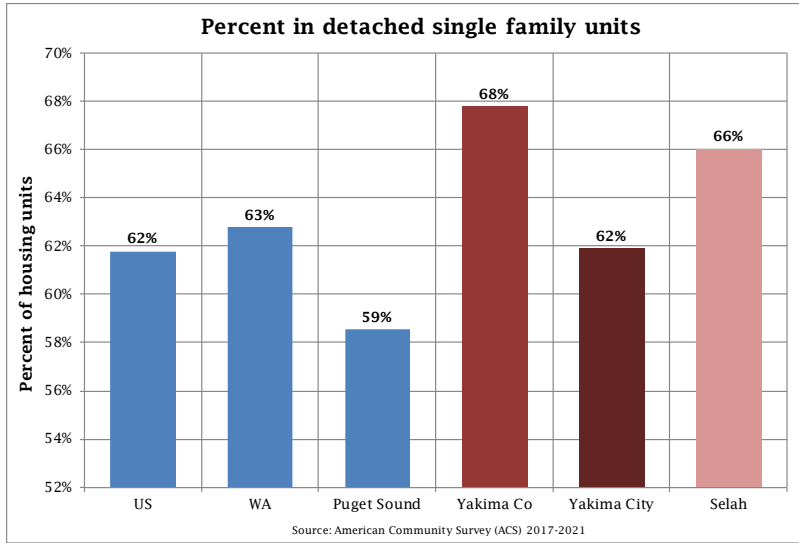


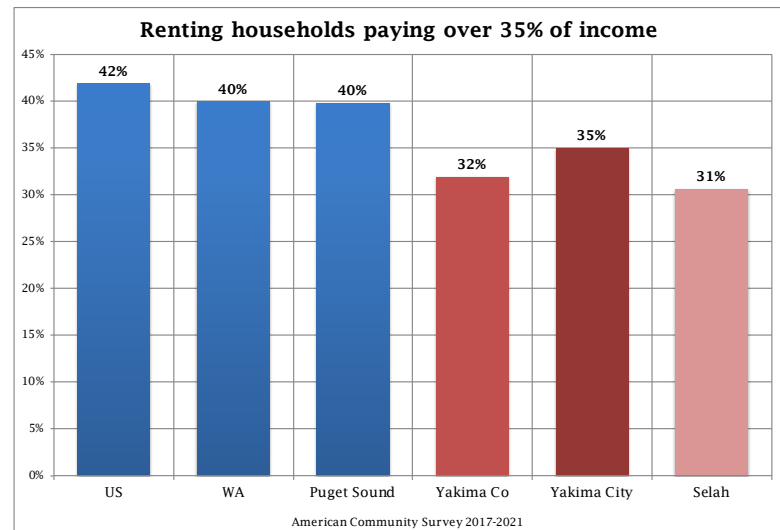
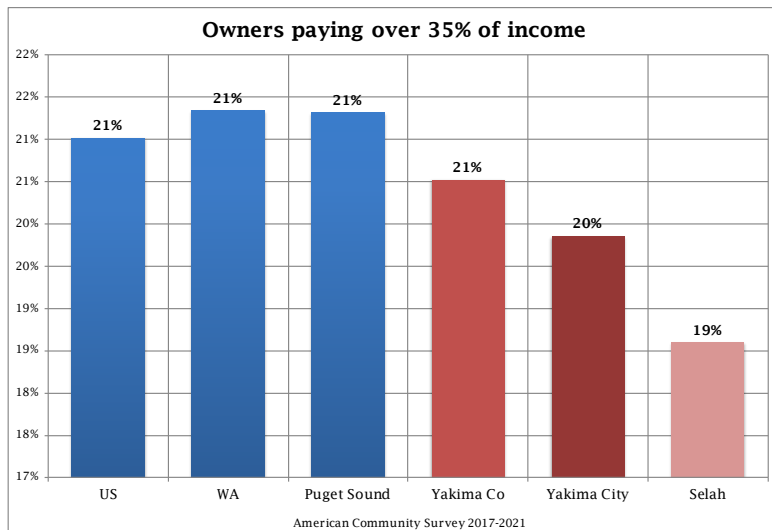
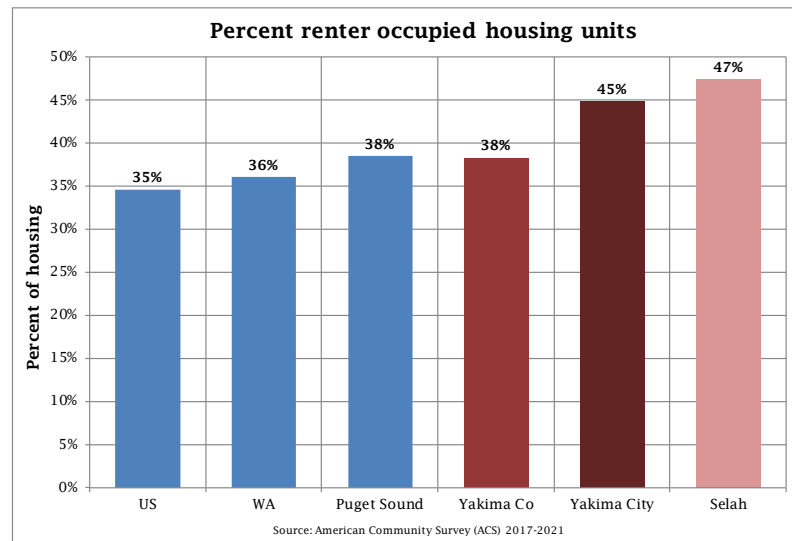
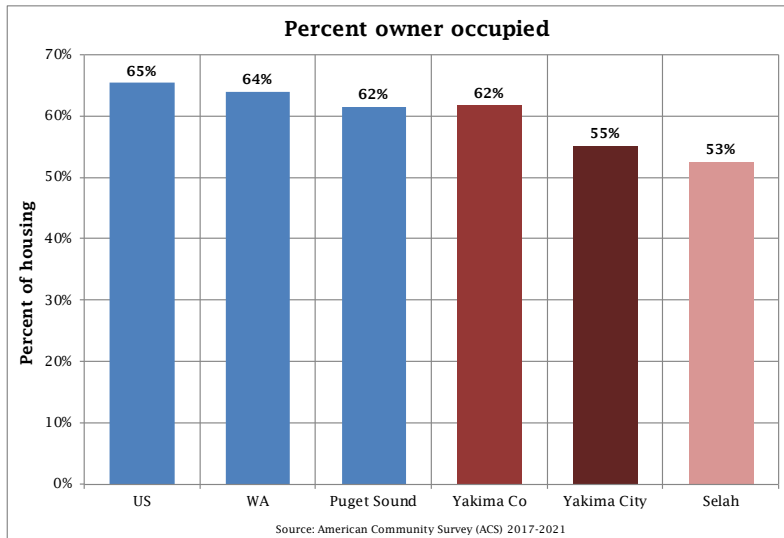


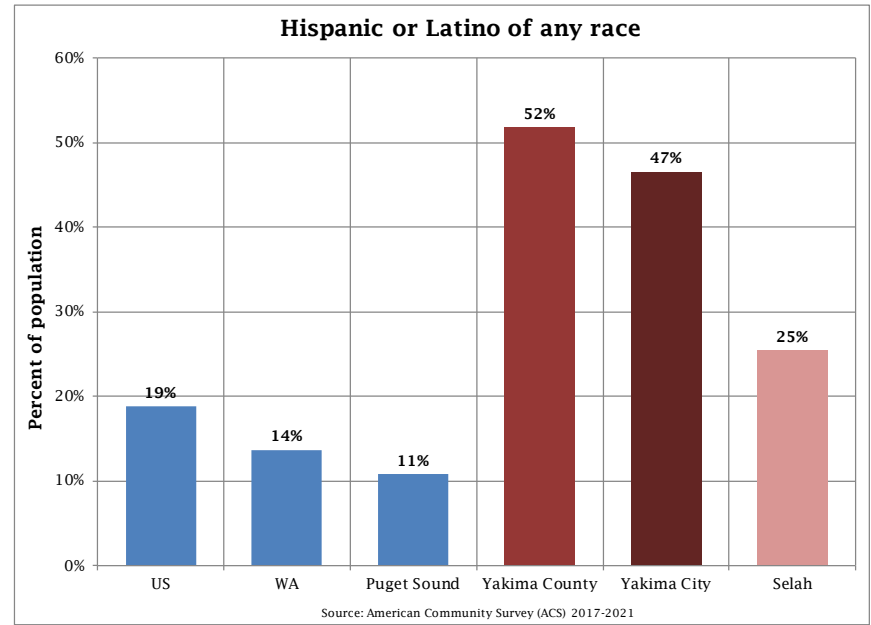
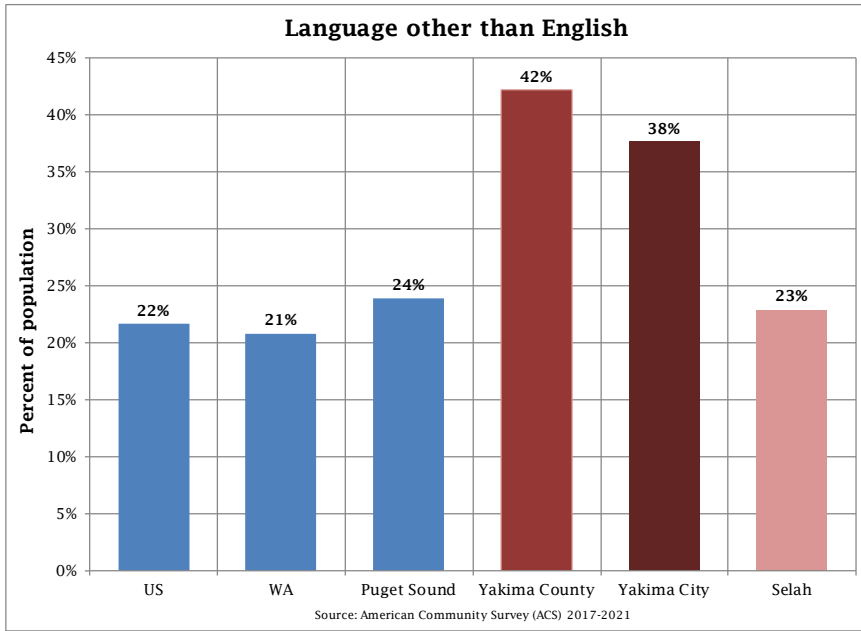




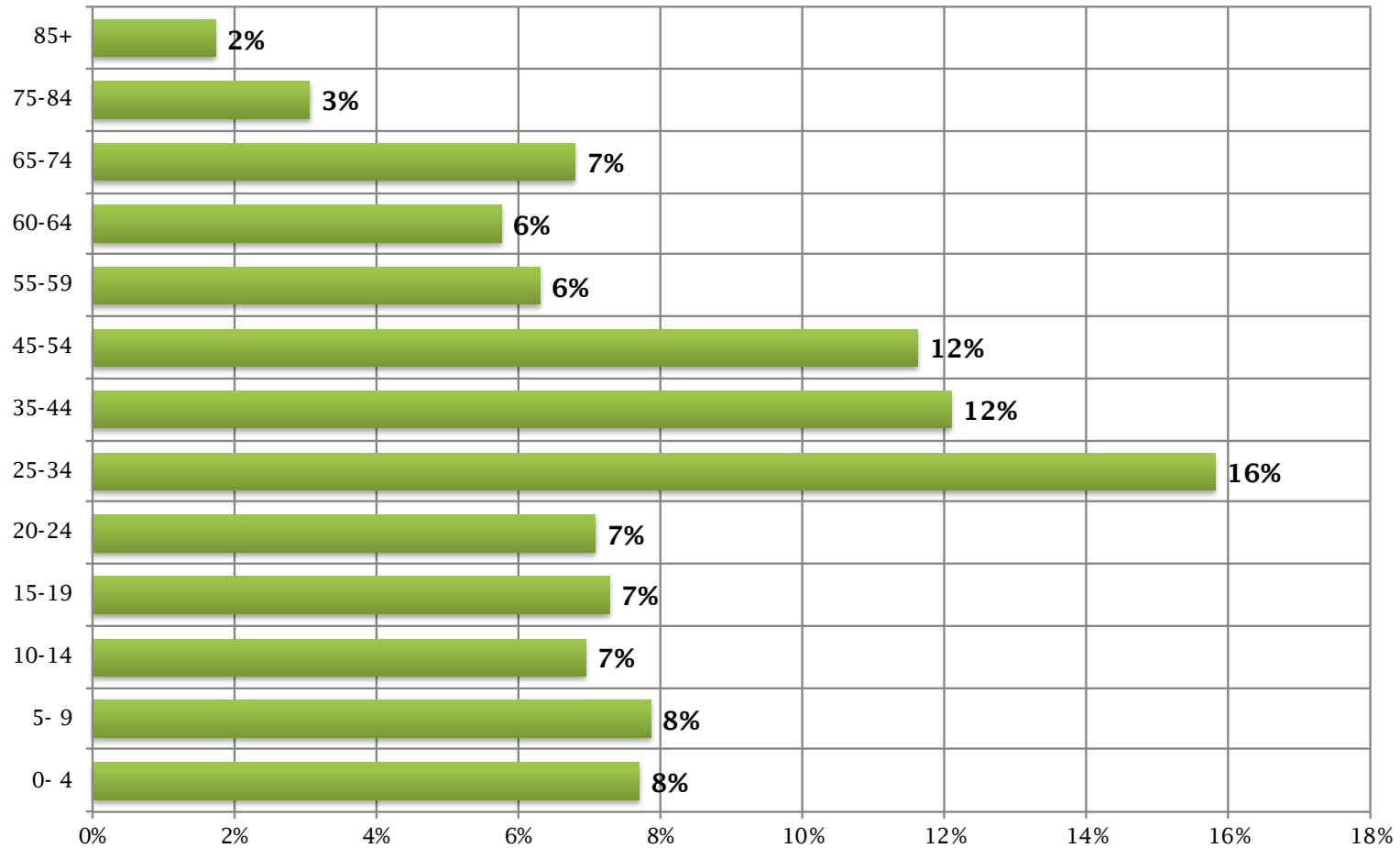








Age distribution in Selah 2021



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 | 3,497 |
| 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 | | | | | | |
| 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 | | | | | | |
| Married couples | 4.7% | 3.1% | 2.9% | 2.6% | 2.3% | 0.4% |
| With related children <18 yrs. | 6.2% | 3.9% | 3.5% | 3.8% | 4.2% | 0.0% |
| With related children <5 yrs. | 4.8% | 3.1% | 2.3% | 0.0% | 0.0% | 0.0% |
| Female headed families | 24.4% | 21.8% | 18.9% | 28.5% | 32.4% | 20.9% |
| Female head w/related child <18 | 33.7% | 30.0% | 25.9% | 38.4% | 45.5% | 27.5% |
| With related children <5 yrs. | 37.9% | 33.3% | n/a | 28.5% | 0.0% | - |
| Source of income | | | | | | |
| Earnings | 98,177,629 | 2,369,232 | 1,389,607 | 67,310 | 26,692 | 2,749 |
| Social security | 39,741,545 | 868,074 | 407,531 | 27,541 | 13,922 | 734 |
| Retirement | 30,669,175 | 725,552 | 371,400 | 15,837 | 7,407 | 495 |
| Supplemental security (SSI) | 6,588,644 | 137,428 | 64,559 | 6,714 | 3,122 | 61 |
| Public assistance | 4,282,321 | 122,744 | 68,321 | 4,318 | 2,183 | 42 |
| Amount of income - mean | | | | | | |
| Earnings | \$99,688 | \$118,602 | \$137,761 | \$72,346 | \$68,292 | \$83,917 |
| Social security | \$21,152 | \$22,445 | \$22,975 | \$20,654 | \$19,602 | \$22,215 |
| Retirement | \$29,628 | \$31,927 | \$34,157 | \$26,461 | \$27,290 | \$19,976 |
| Supplemental security (SSI) | \$10,230 | \$10,686 | \$10,529 | \$9,535 | \$8,469 | \$11,231 |
| Public assistance | \$5,240 | \$5,411 | \$6,179 | \$5,493 | \$3,801 | \$1,976 |

Comparative social statistics - occupied housing units

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

Comparative social statistics - occupied housing units

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

Comparative social statistics - housing value

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

Comparative social statistics - housing value

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

Comparative social statistics - transportation characteristics

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

Comparative social statistics - transportation characteristics

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

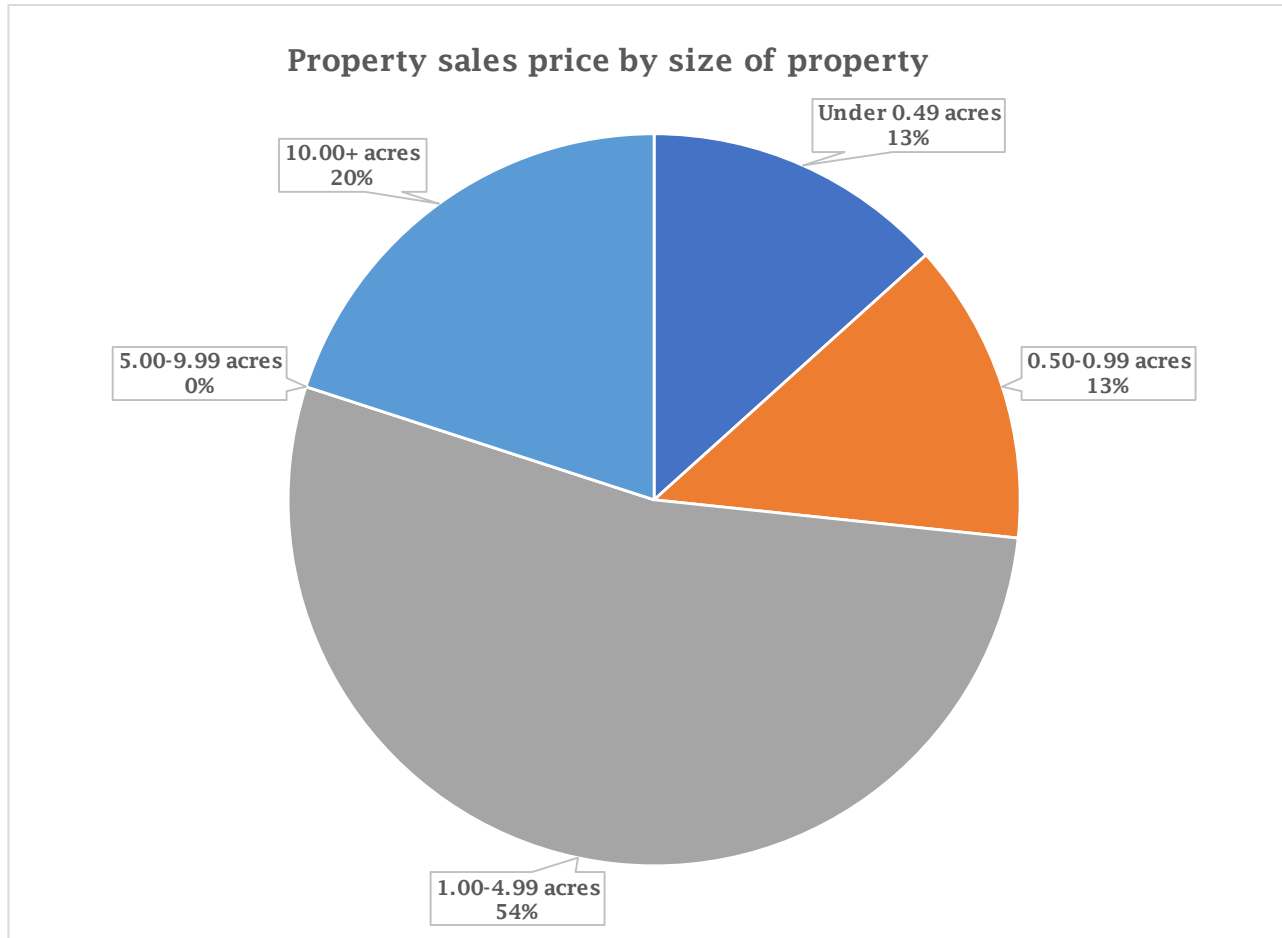
Comparative social statistics - race and language

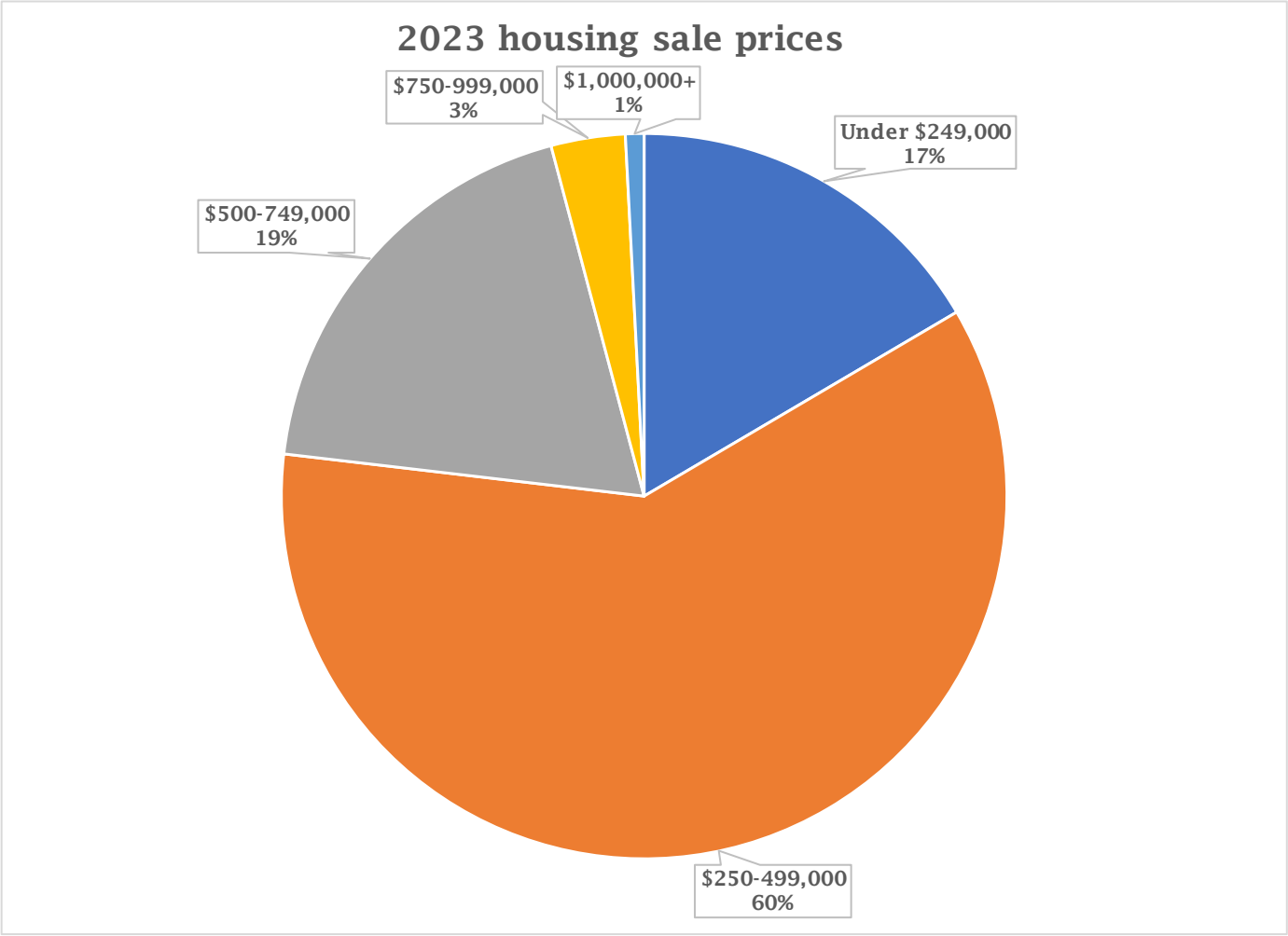
| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|---|-------------|-----------|-------------|-----------|-------------|-------|
| Total population | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| One race | 290,007,306 | 6,782,025 | 3,767,843 | 184,344 | 73,934 | 7,268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

Comparative social statistics - race and language

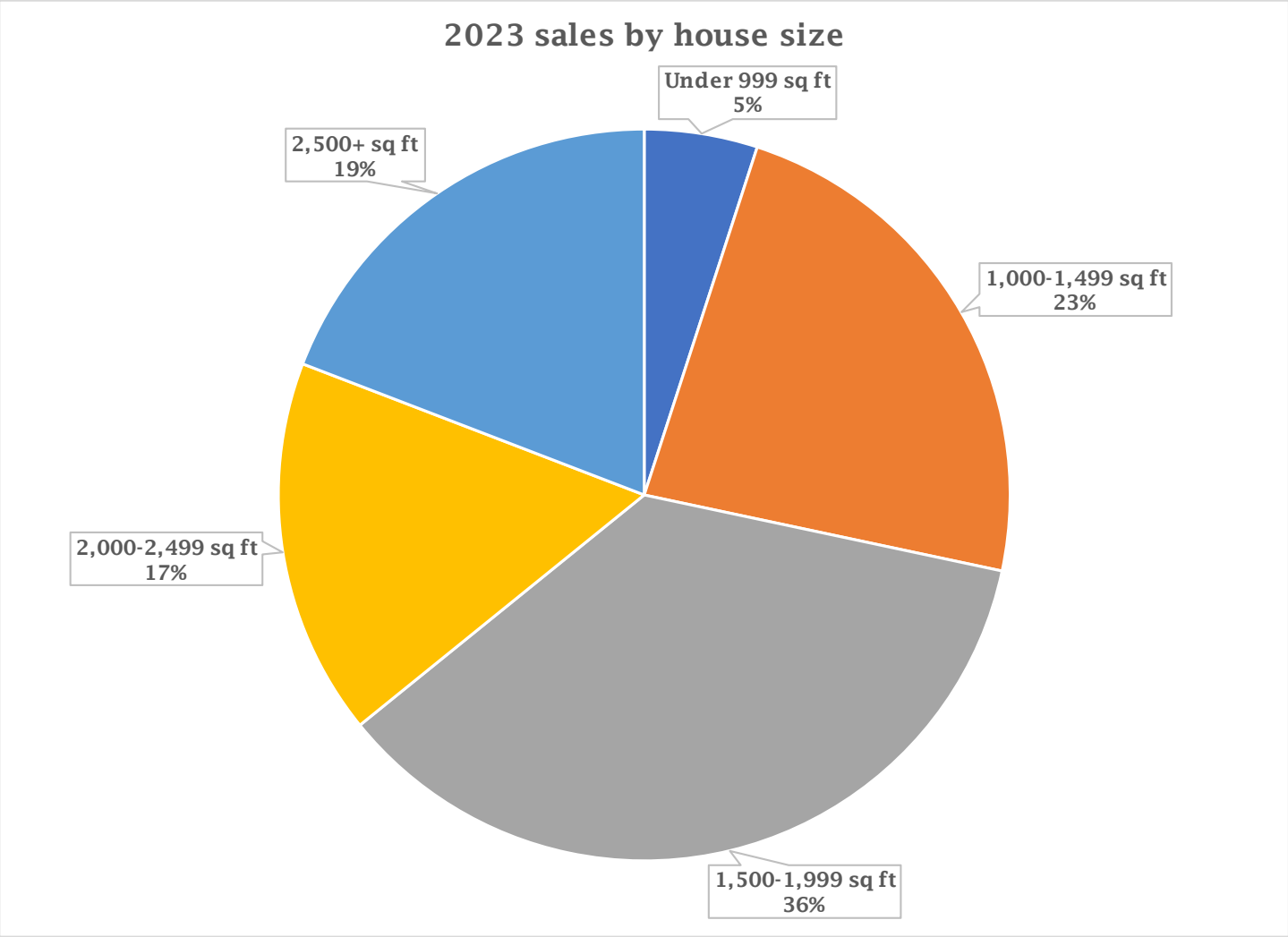
| | US | WA | Puget Sound | Yakima Co | Yakima City | Selah |
|---|-------------|-----------|-------------|-----------|-------------|-------|
| Total population | 331,893,745 | 7,738,692 | 4,285,867 | 256,035 | 96,565 | 8,081 |
| One race | 87% | 88% | 88% | 72% | 77% | 90% |
| Two or more races | 13%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

Appendix B: Housing sales trends/critical skills





2023 sales by house size



Selah housing sales 2023

Source - Zillow sales report 2 October 2023

Houses

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

Properties

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

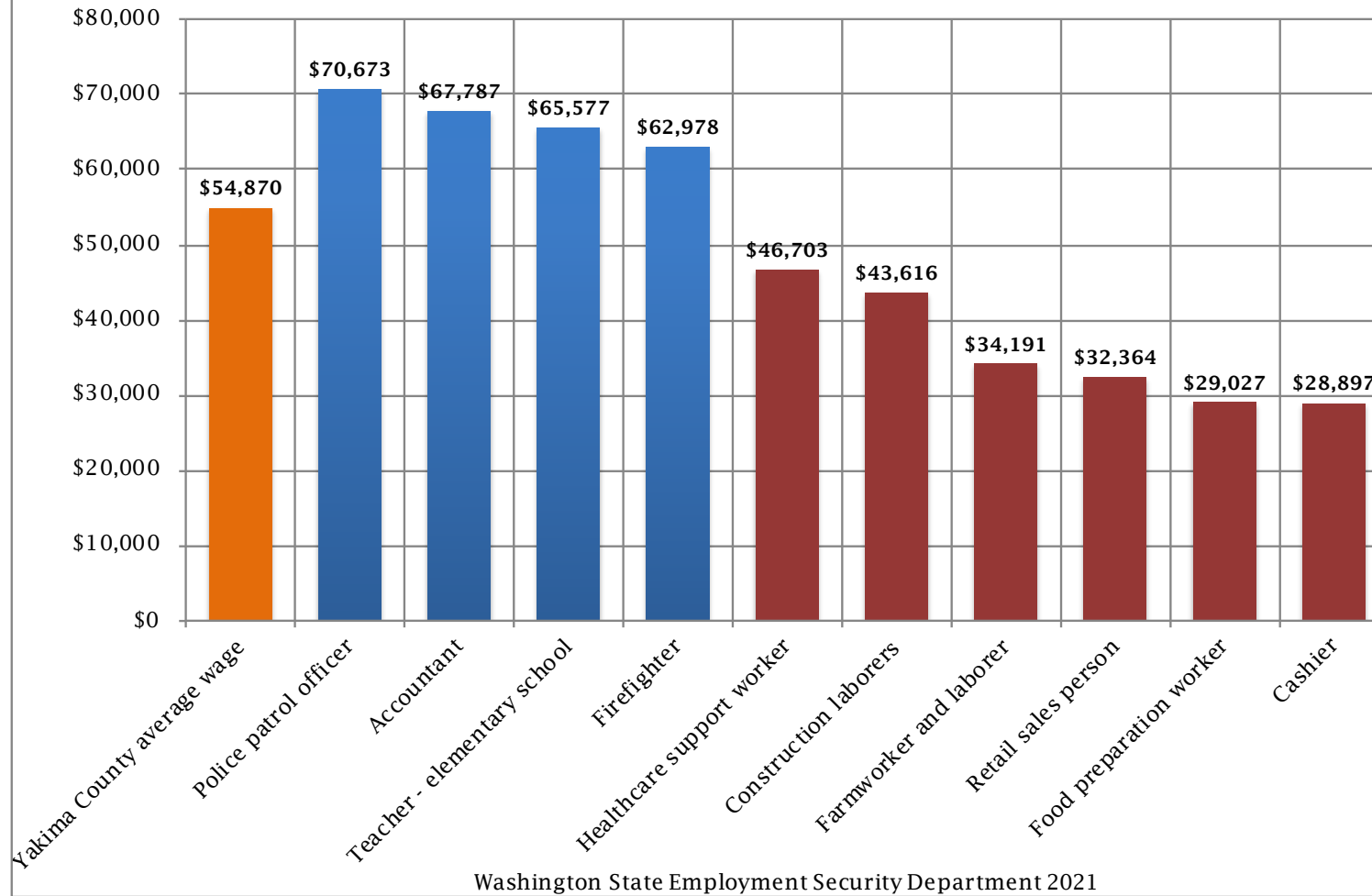
| | | | |
|--------|---------------------------|-------|-------------|
| 8-May | 1305 Heritage Hills Pl | 3,600 | \$798,250 |
| 8-May | 1100 Selah Loop Rd | 5,424 | \$300,100 |
| 9-May | 220 Twin Peaks Rd | 3,740 | \$900,000 |
| 12-May | 2100 Selah Loop Rd | 1,056 | \$215,000 |
| 12-May | 200 Anna Ln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

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

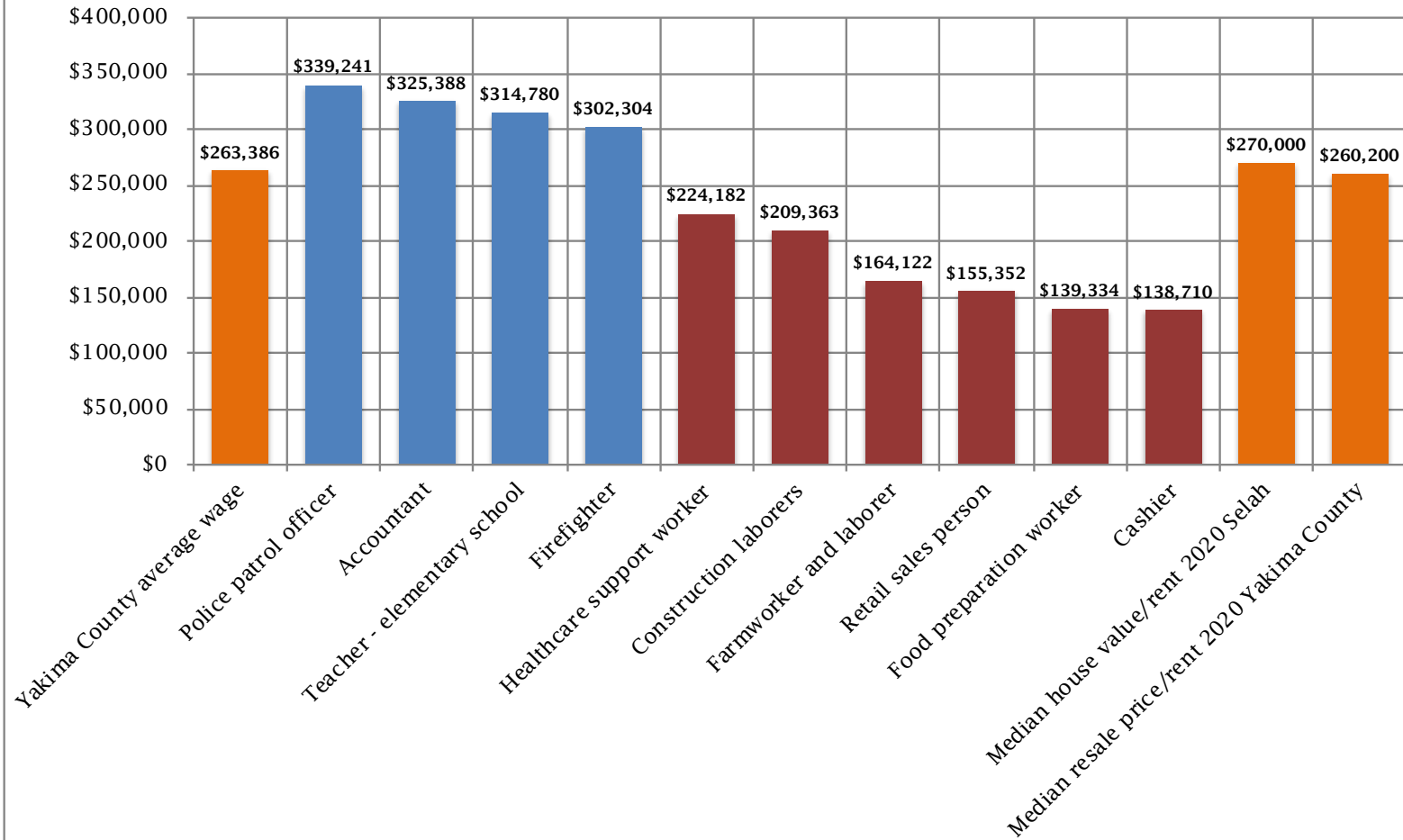
Houses

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

Average wage of critical occupations in 2020

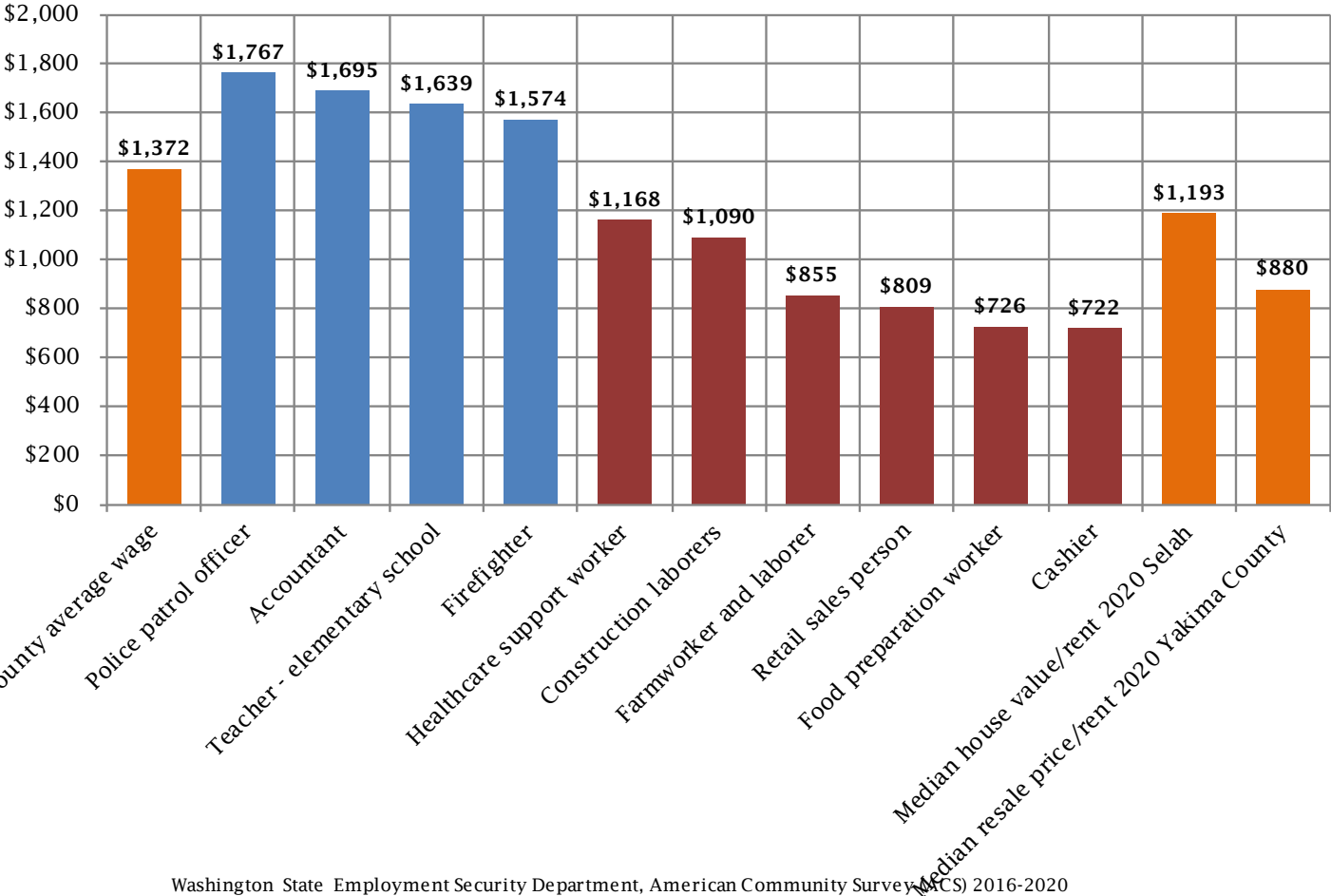


Home purchasing capacity by occupation in 2021



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

Monthly rental capability by occupation in 2021



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

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 |

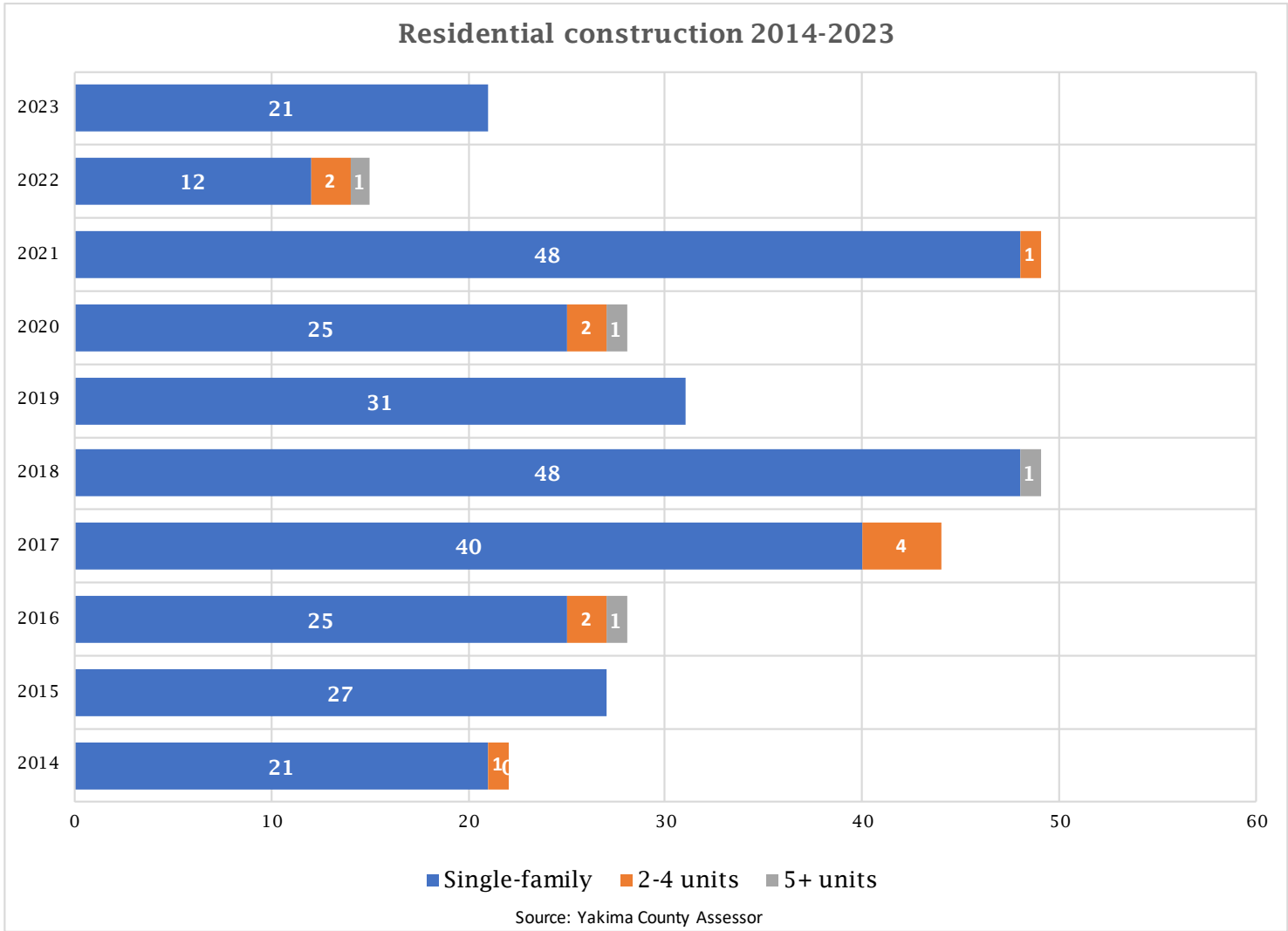
ESD - using US PCE Deflator for all industries

Appendix C: Housing construction trends

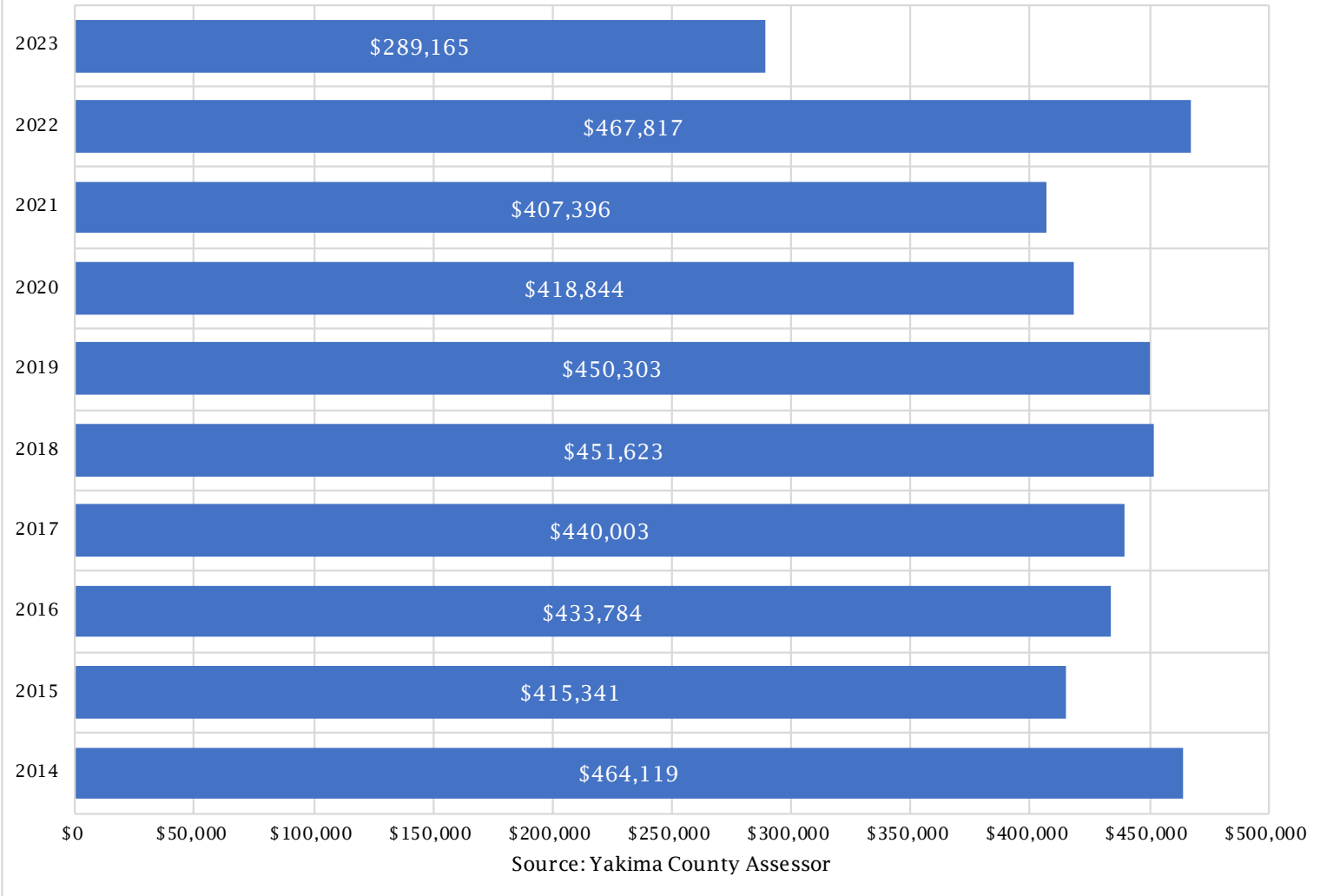
Construction activity 2014-2023

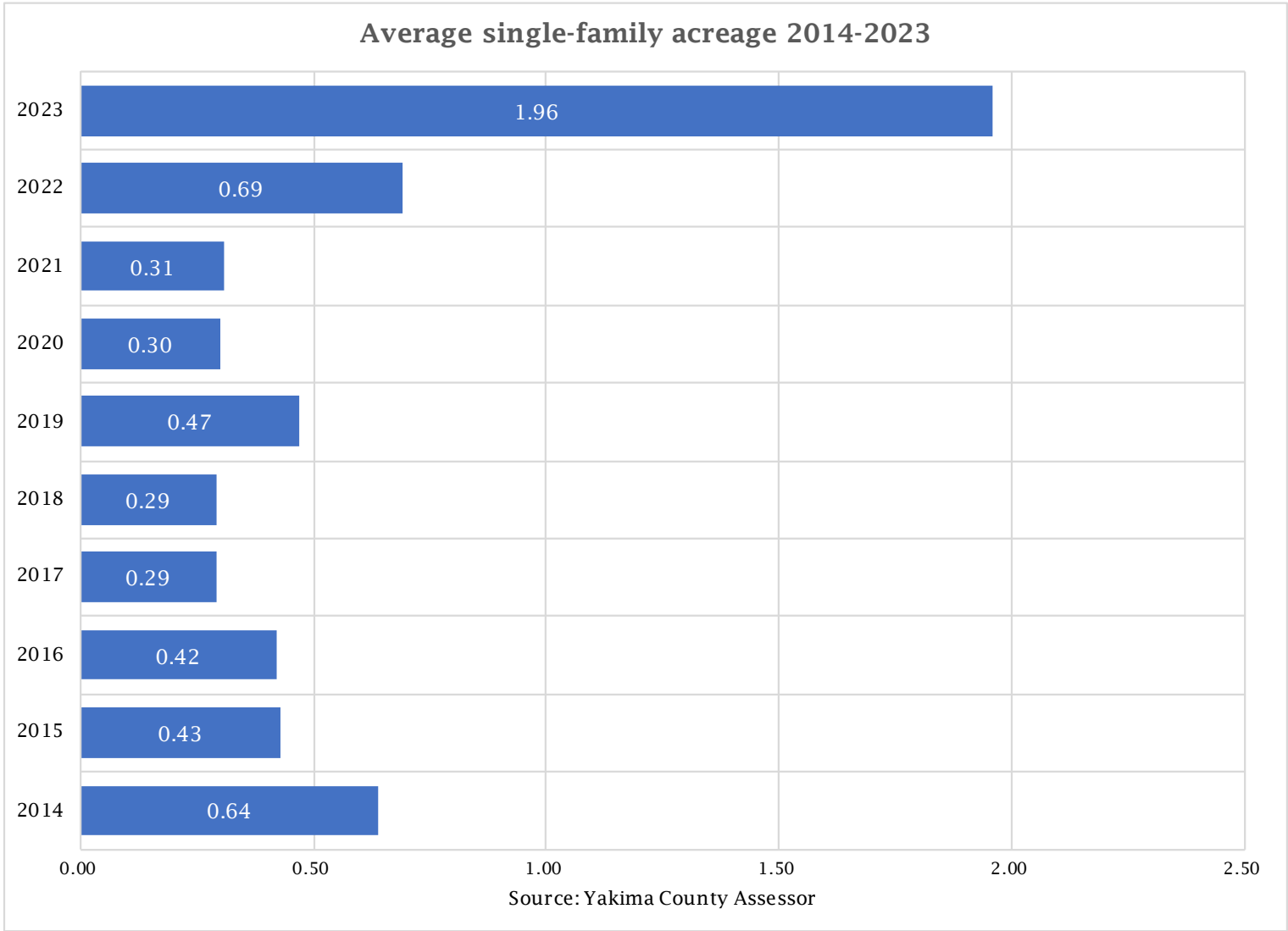
| | single-fam | 2-4 dus | 5+ dus | Total | Ave SF value | Ave SF size |
|------|------------|-----------|----------|------------|--------------|-------------|
| 2014 | 21 | 1 | 0 | 22 | \$464,119 | 0.64 |
| 2015 | 27 | | | 27 | \$415,341 | 0.43 |
| 2016 | 25 | 2 | 1 | 28 | \$433,784 | 0.42 |
| 2017 | 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



Average single-family construction value 2014-2023





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

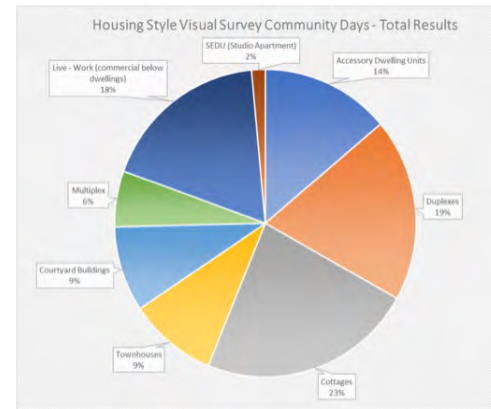
Selah Planning Department staff conducted a visual preference survey of attendees at the annual Community Days festival in May 2022. The preference survey asked attendees to select from illustrations of different “missing middle” housing choices they thought were suitable for Selah and that they would 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- | \$31- | \$41- | \$51- | \$76- | \$100+ |
|-------|-------|-------|-------|-------|-------|--------|
| <\$20 | 30 | 40 | 50 | 75 | 100 | |
| | 2% | 3% | 18% | 23% | 20% | 21% |
| | | | | | | 12% |

Second survey answered: 246 Skipped: 20

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

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

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

Housing characteristics

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

First survey answered: 809 Skipped: 10

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

Second survey answered: 258 Skipped: 8

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

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

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

First survey answered: 814 Skipped: 5

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

Second survey answered: 258 Skipped: 8

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

Note: \$0 - own home.

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

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

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

First survey answered: 810 Skipped: 9

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

Second survey answered: 253 Skipped: 13

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

Note: 0% - own home.

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

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

First survey answered: 811 Skipped: 8

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

Second survey answered: 257 Skipped: 9

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

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

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

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

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

Second survey answered: 261 Skipped 5

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

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

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

Second survey answered: 259 Skipped 7

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

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

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

Second survey answered: 263 Skipped 3

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

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

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

Second survey answered: 263 Skipped 3

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

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

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

Second survey answered: 261 Skipped 5

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

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

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

Housing preferences

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

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

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

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

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

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

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

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

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

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

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

First survey answered: 816 Skipped: 3

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

Second survey answered: 263 Skipped: 3

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

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

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

Second survey answered: 264 Skipped: 2

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

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

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

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

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

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

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

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

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

First survey answered: 816 Skipped: 3

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

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

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

Generalized findings:

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

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

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

Housing policy priorities

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

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

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

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

| | | |
|---|------|------|
| levy - to provide funds to finance the development of a mixed-use, mixed-income demonstration project for innovative housing products and methods in the city. | | |
| Establish an affordable housing coalition - 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 |
| Adopt the Legislature’s recently authorized Local Sales Tax Fund HB1590 for a 0.1% - retail sales tax allocation that would generate \$23,048 per year for affordable housing projects and programs in Selah. | Na | 2.16 |
| Adopt the Legislature’s recently authorized Real Estate Excise Tax (REET) - 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 |
| Voter-approve the Legislature’s recently authorized special property tax levy- 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 |
| Initiate a joint venture project - 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.**

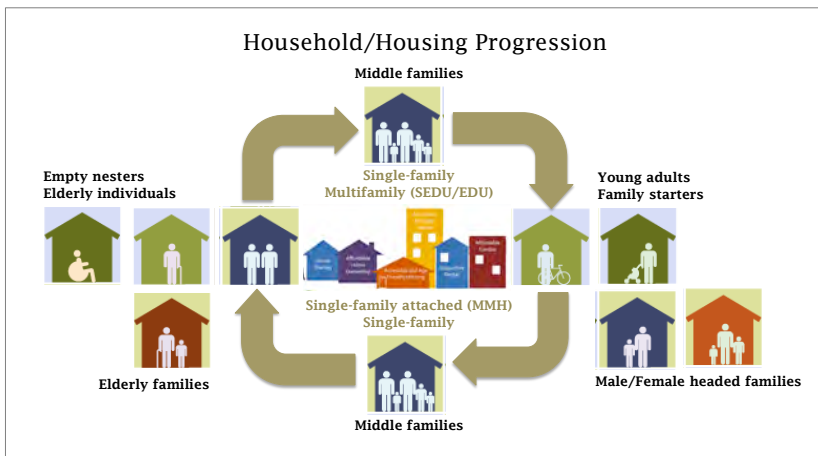
First survey answered: 748 Skipped: 71, second survey answered: 184, Skipped 82

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.



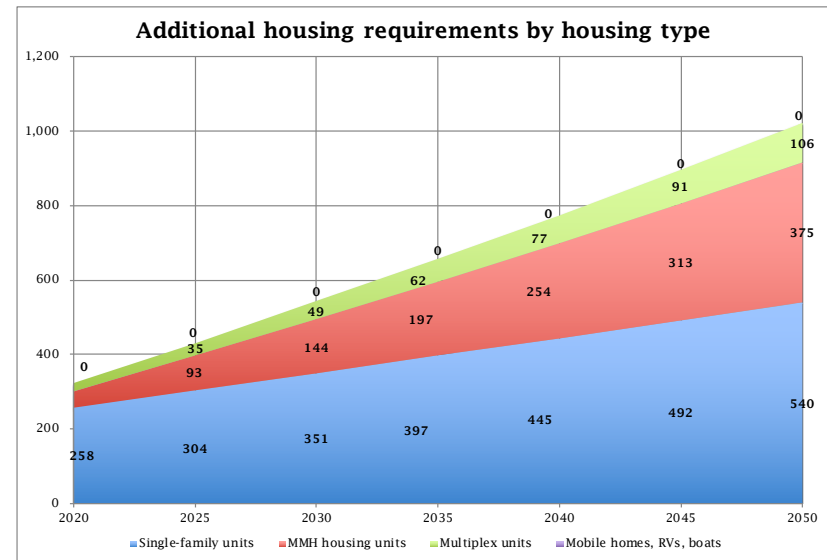
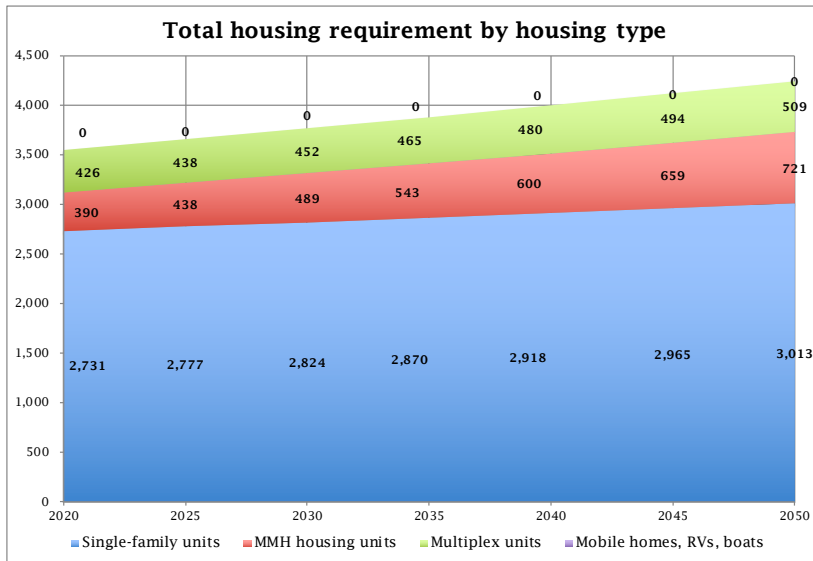
The projections also assume households will progress through different life cycle stages correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex housing then back into single-family housing as their family

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

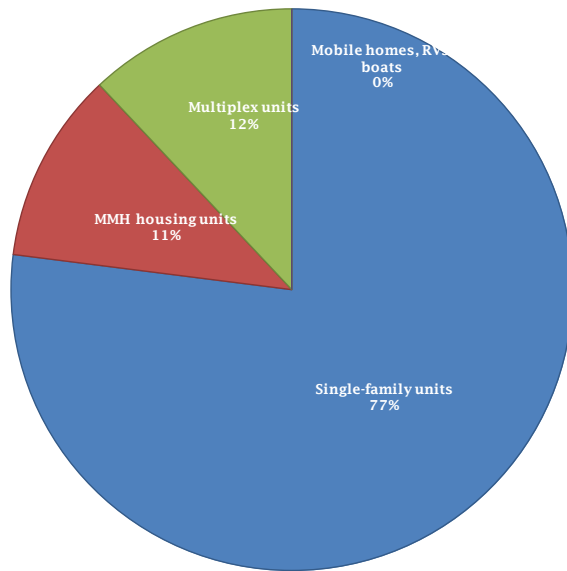
The household/housing progression is not absolute as some empty nester or elderly individuals may choose to "age-in-place" in single-family housing and some family starters, particularly female headed families, may never acquire sufficient income to purchase or rent single-family products. As a result,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

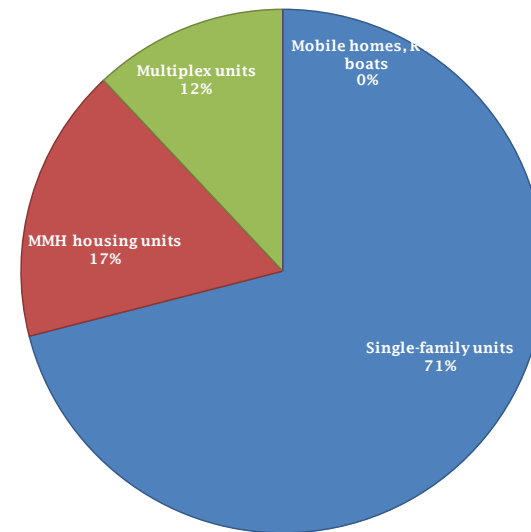
- **Population per household** - will remain 2.46 persons in 2020 and by 2050.
- **Percent vacant** - or the vacancy rate will remain constant at 7% of all housing units in 2020 and by 2050.
- **Number vacant housing units** - will remain 327 housing units in 2020 and in 2050 and the existing effective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

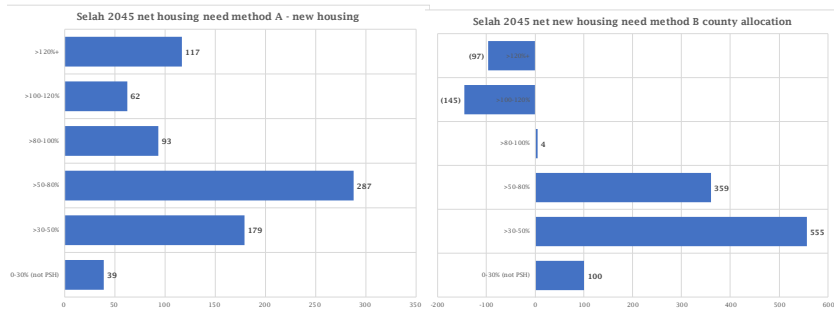
Selah 2045 Method A - new housing only 3.0%

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



allocated a greater share of affordable housing needs.

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

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

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

Selah housing demand 2020-2050

| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Population - existing/projected (0.6% per year) | 8,153 | 8,401 | 8,656 | 8,918 | 9,189 | 9,468 | 9,756 |
| Population/household - existing/projected | 2.46 | 2.46 | 2.46 | 2.46 | 2.46 | 2.46 | 2.46 |
| Housing demand for a housing unit/household | 3,314 | 3,415 | 3,519 | 3,625 | 3,735 | 3,849 | 3,966 |
| Plus vacancy allocation | 7% | 7% | 7% | 7% | 7% | 7% | 7% |
| Vacant housing unit requirement | 232 | 239 | 246 | 254 | 261 | 269 | 278 |
| Total housing market demand = demand+vacant units | 3,546 | 3,654 | 3,765 | 3,879 | 3,997 | 4,118 | 4,243 |
| Total housing units | 3,549 | 3,549 | 3,549 | 3,549 | 3,549 | 3,549 | 3,549 |
| Less vacant housing units | 327 | 327 | 327 | 327 | 327 | 327 | 327 |
| Effective year-round housing units | 3,222 | 3,222 | 3,222 | 3,222 | 3,222 | 3,222 | 3,222 |
| Percent of total effective year-round housing units | 91% | 91% | 91% | 91% | 91% | 91% | 91% |
| Total additional housing market requirement | 324 | 432 | 543 | 657 | 775 | 896 | 1,021 |
| Percent single-family of total - existing/projected | 77% | 76% | 75% | 74% | 73% | 72% | 71% |
| Demand for single-family units | 2,731 | 2,777 | 2,824 | 2,870 | 2,918 | 2,965 | 3,013 |
| Less existing year-round single-family units | 2,473 | 2,473 | 2,473 | 2,473 | 2,473 | 2,473 | 2,473 |
| Projected additional single-family unit requirement | 258 | 304 | 351 | 397 | 445 | 492 | 540 |
| Percent MMH housing (2-9) of total - existing/projected | 11% | 12% | 13% | 14% | 15% | 16% | 17% |
| Demand for MMH housing units | 390 | 438 | 489 | 543 | 600 | 659 | 721 |
| Less existing MMH housing units | 346 | 346 | 346 | 346 | 346 | 346 | 346 |
| Projected additional MMH housing unit requirement | 44 | 93 | 144 | 197 | 254 | 313 | 375 |
| Percent multiplex units (10+) of total - existing/projected | 12% | 12% | 12% | 12% | 12% | 12% | 12% |
| Demand for multiplex units | 426 | 438 | 452 | 465 | 480 | 494 | 509 |
| Less existing multiplex units | 403 | 403 | 403 | 403 | 403 | 403 | 403 |
| Projected additional multiplex unit requirement | 22 | 35 | 49 | 62 | 77 | 91 | 106 |
| Percent mobile homes, RVs, boats of total - existing/projected | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Demand for mobile homes, RVs, boats | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Less existing mobile homes, RVs, boats | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Projected additional mobile home, etc. requirement | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Total additional housing market requirement (rounded) | 324 | 432 | 543 | 657 | 775 | 896 | 1,021 |

Appendix F - Housing requirements 2020-2050

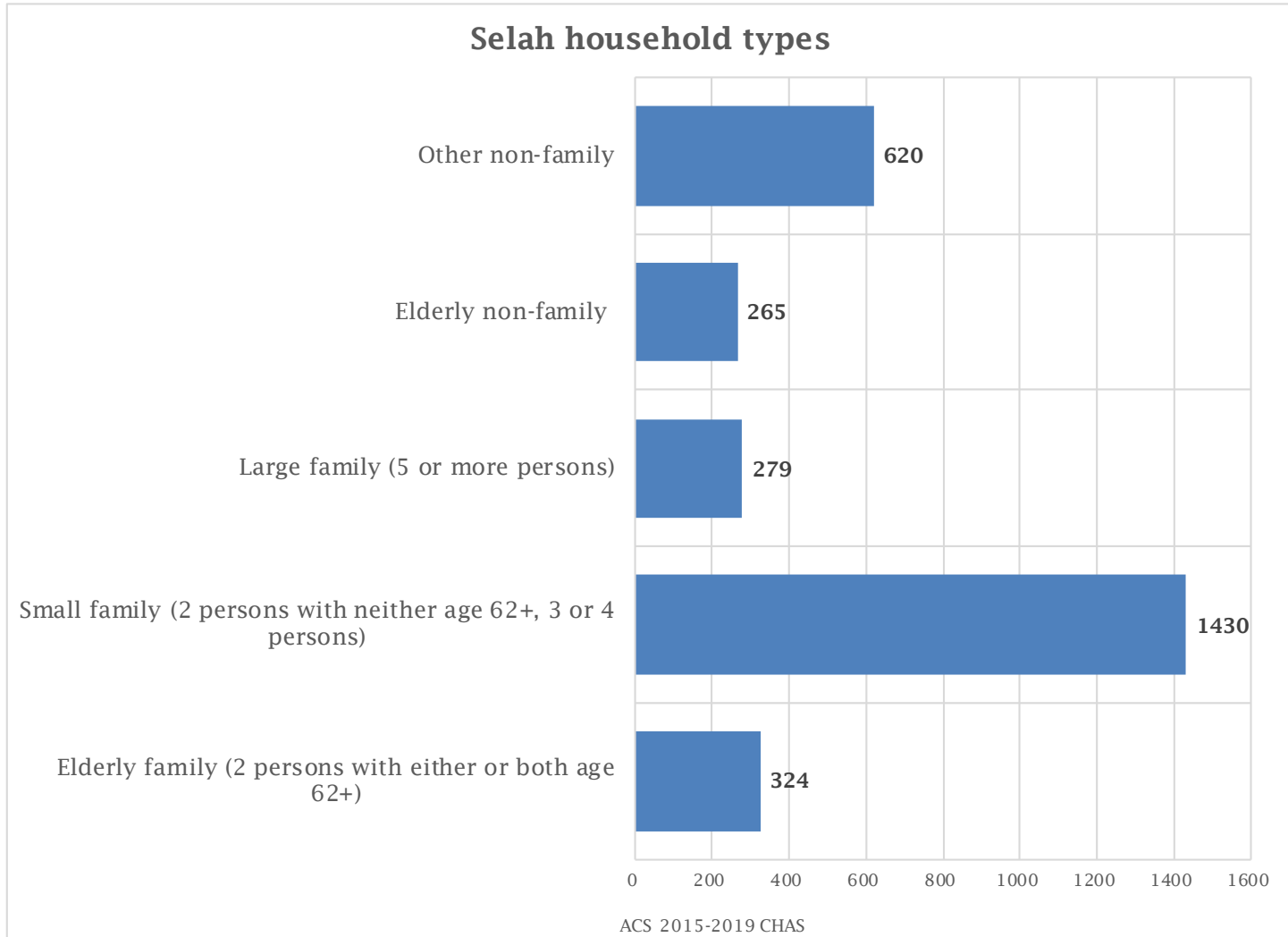
| | Alleviate cost burden of over 50% | | | | | | |
|---|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Total housing requirement by type | | | | | | | |
| Single-family 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%+ | | | | | | |
|--|---------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Total housing requirement by type | | | | | | | |
| 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% |

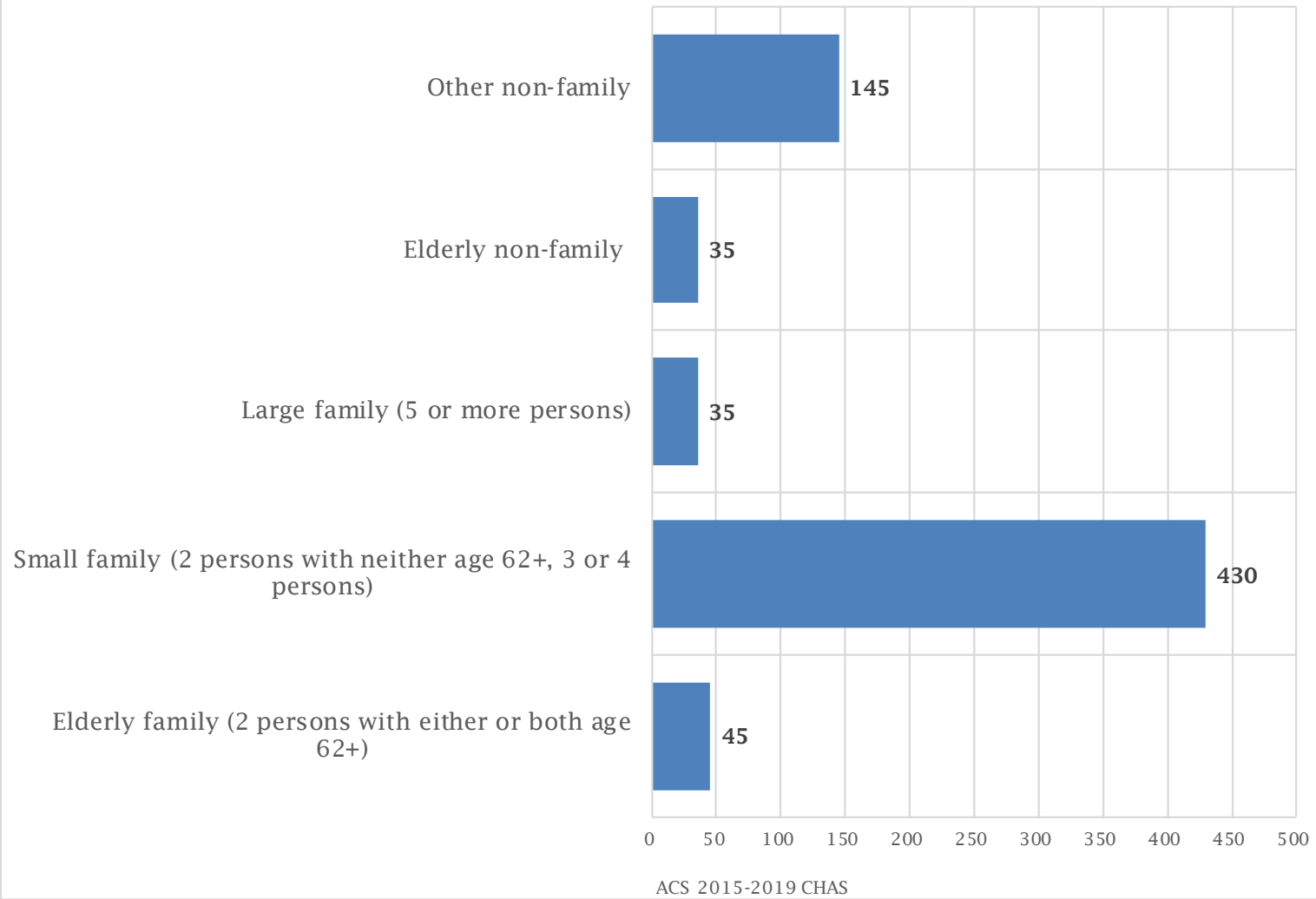
Sources

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

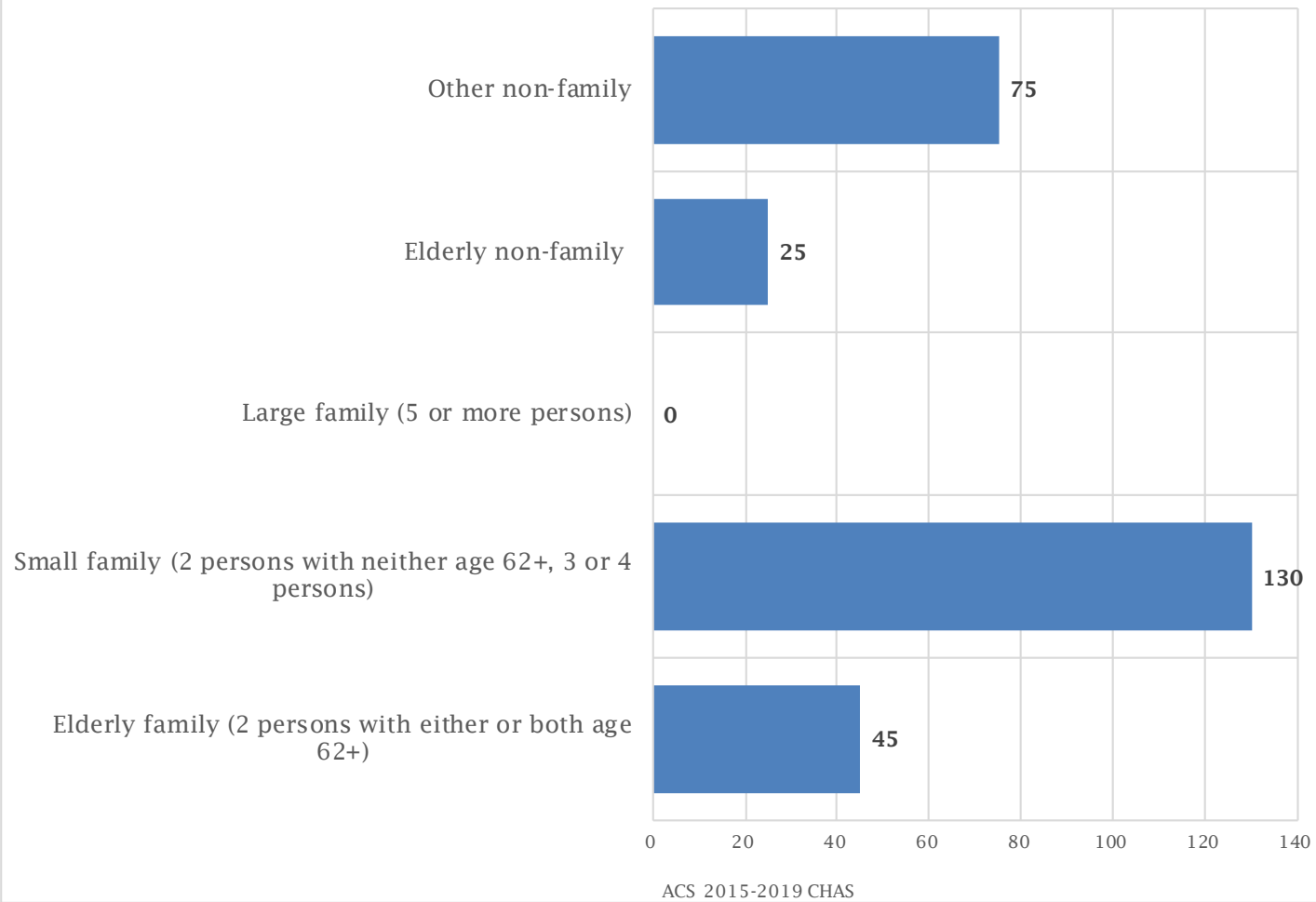
Appendix G: Housing requirements by household type



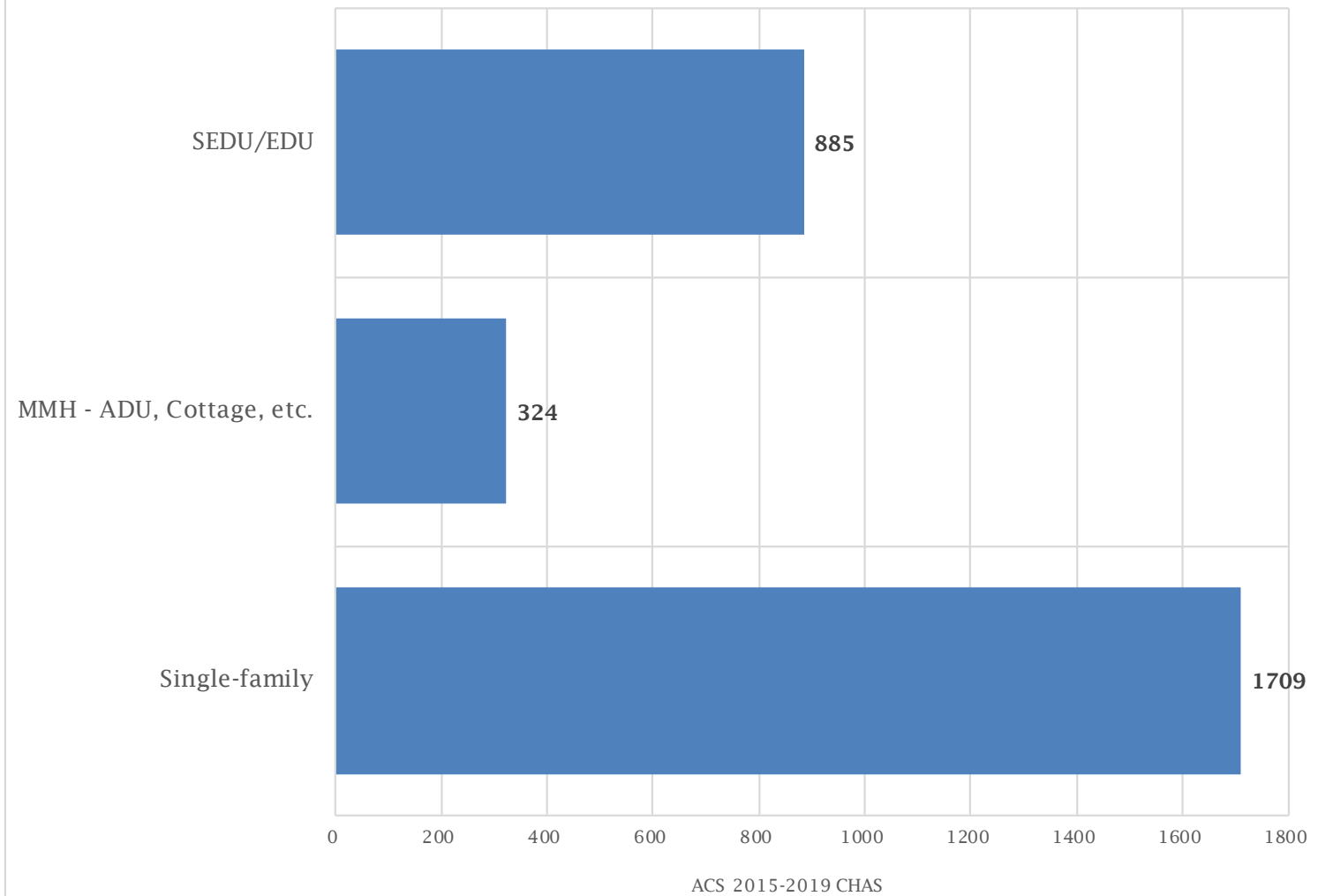
Selah households 30-80% HAMFI paying 30-50%



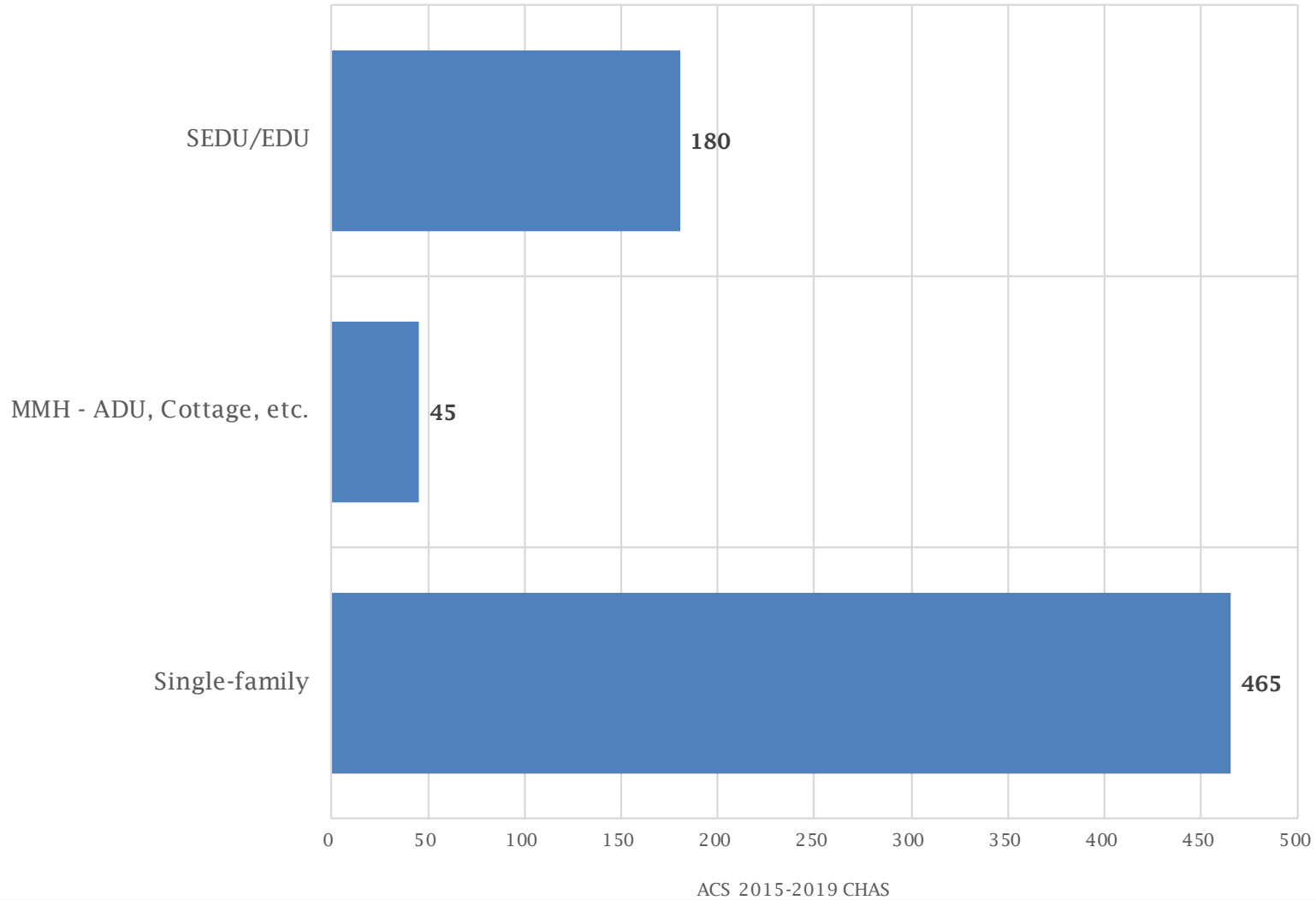
Selah households 30-80% HAMFI paying more than 50%



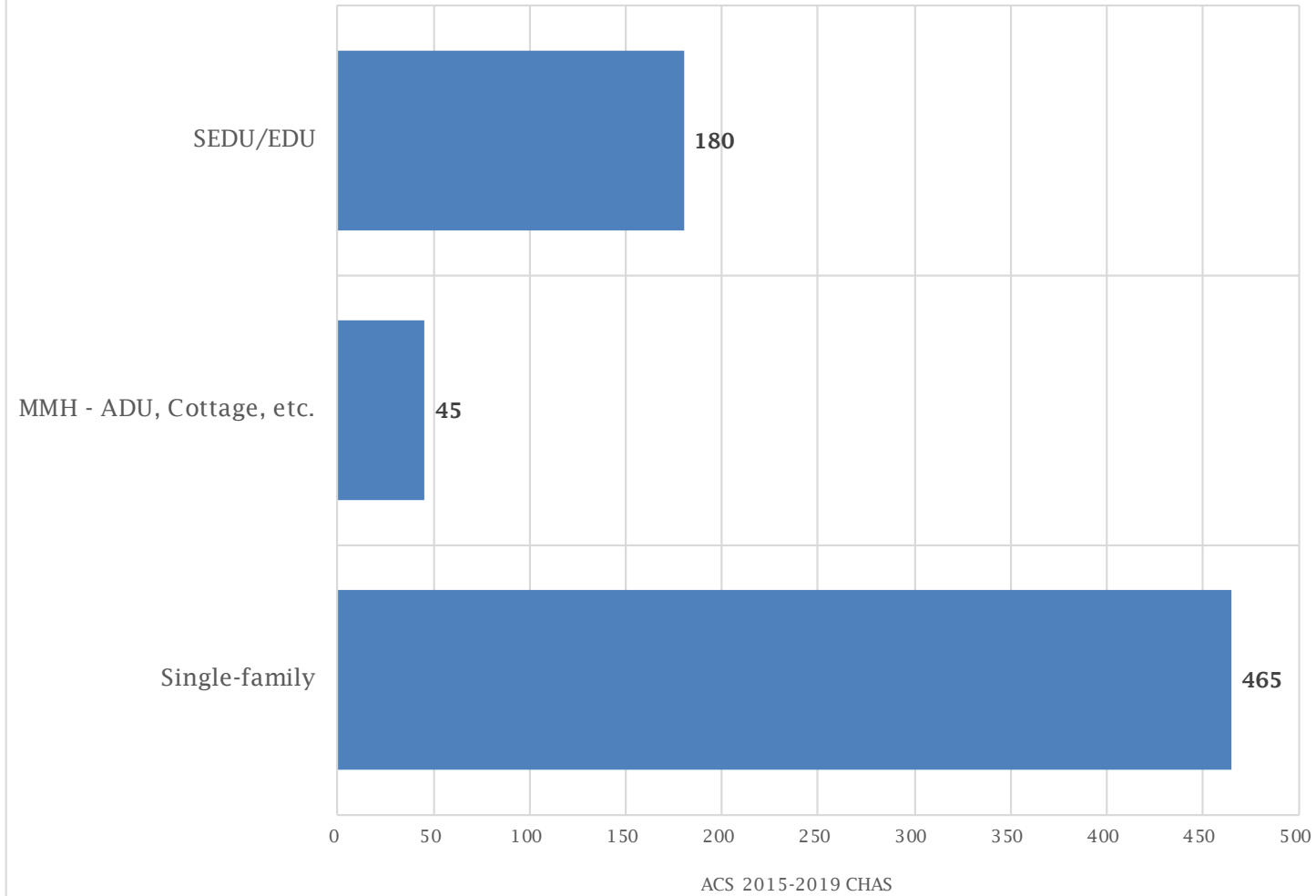
Selah requirements all households by house types



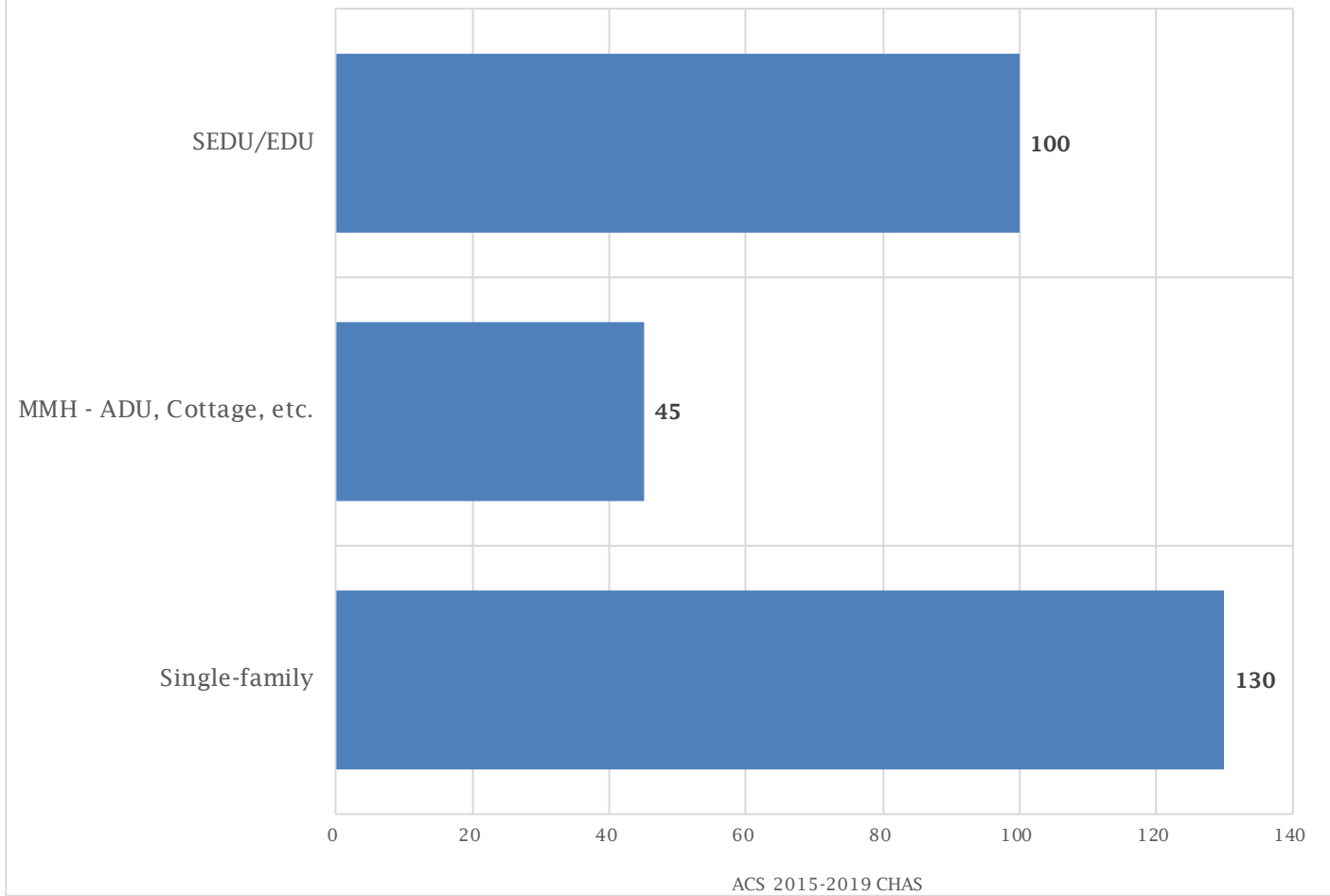
Selah housing type needs for 30-80% HAMFI paying 30-50%



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



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



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

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

Selah housing type requirements per household type
ACS 2015-2019

| OWNERS & RENTERS | HAMFI | Housing cost burden | | | Total | |
|--|-------|---------------------|--------------|--------------|--------------|--------------|
| | | >30% | 30-50% | <50% | | |
| MMH - ADU, Cottage Elderly family (2 persons with either or both age 62+) | | >30% | 0 | 0 | 0 | |
| | | 30-50% | 10 | 0 | 25 | |
| | | 50-80% | 55 | 0 | 20 | |
| | | 80-100% | 25 | 25 | 0 | |
| | | 100%+ | 164 | 0 | 0 | |
| | | Total | 254 | 25 | 45 | |
| MMH - ADU, Cottage Small family (2 persons with neither age 62+, 3 or 4 persons) | | >30% | 0 | 0 | 115 | |
| | | 30-50% | 0 | 145 | 15 | |
| | | 50-80% | 45 | 155 | 0 | |
| | | 80-100% | 80 | 40 | 0 | |
| | | 100%+ | 800 | 35 | 0 | |
| | | Total | 925 | 375 | 130 | |
| Single-family Large family (5 or more persons) | | >30% | 0 | 15 | 0 | |
| | | 30-50% | 0 | 0 | 0 | |
| | | 50-80% | 70 | 20 | 0 | |
| | | 80-100% | 4 | 50 | 0 | |
| | | 100%+ | 120 | 0 | 0 | |
| | | Total | 194 | 85 | 0 | |
| SEDU/EDU Elderly non-family | | >30% | 20 | 0 | 25 | |
| | | 30-50% | 60 | 0 | 0 | |
| | | 50-80% | 60 | 10 | 0 | |
| | | 80-100% | 15 | 0 | 35 | |
| | | 100%+ | 40 | 0 | 0 | |
| | | Total | 195 | 10 | 60 | |
| SEDU/EDU Other non-family | | >30% | 0 | 0 | 30 | |
| | | 30-50% | 0 | 60 | 0 | |
| | | 50-80% | 80 | 10 | 45 | |
| | | 80-100% | 125 | 15 | 0 | |
| | | 100%+ | 235 | 20 | 0 | |
| | | Total | 440 | 105 | 75 | |
| | | ALL TOTAL | 2,008 | 600 | 310 | |
| | | | | | 2,918 | |
| OWNERS & RENTERS | | HAMFI | >30% | 30-50% | <50% | Total |
| MMH - ADU, Cottage Elderly family (2 persons with either or both age 62+) | | | >30% | 0.0% | 0.0% | 0.0% |
| | | | 30-50% | 3.1% | 0.0% | 7.7% |
| | | | 50-80% | 17.0% | 0.0% | 6.2% |
| | | | 80-100% | 7.7% | 7.7% | 0.0% |
| | | | 100%+ | 50.6% | 0.0% | 0.0% |
| | | | Total | 78.4% | 7.7% | 13.9% |
| MMH - ADU, Cottage Small family (2 persons with neither age 62+, 3 or 4 persons) | | | >30% | 0.0% | 0.0% | 8.0% |
| | | | 30-50% | 0.0% | 10.1% | 1.0% |
| | | | 50-80% | 3.1% | 10.8% | 0.0% |
| | | | 80-100% | 5.6% | 2.8% | 0.0% |
| | | | 100%+ | 55.9% | 2.4% | 0.0% |

| | | | | | | | | | | |
|----------------------------------|--------------|------------|------------|--------------|--------------|--------------|--------------|--------------|---------------|-------|
| 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

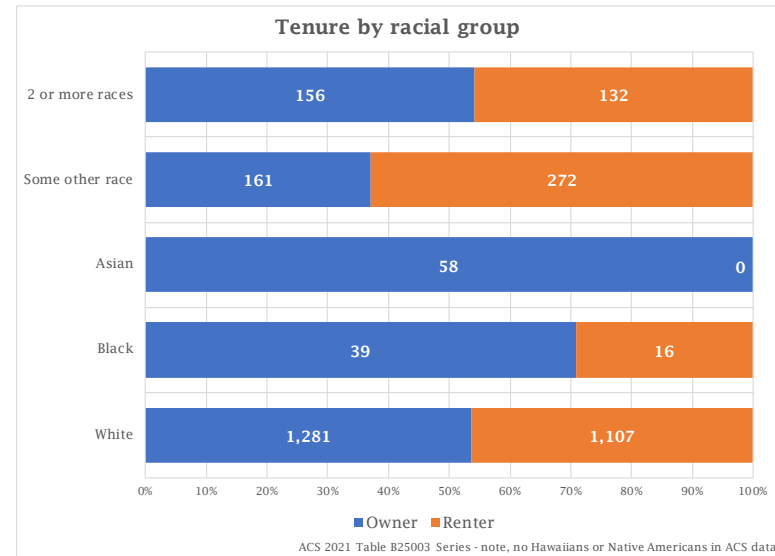
Racially disparate impacts

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

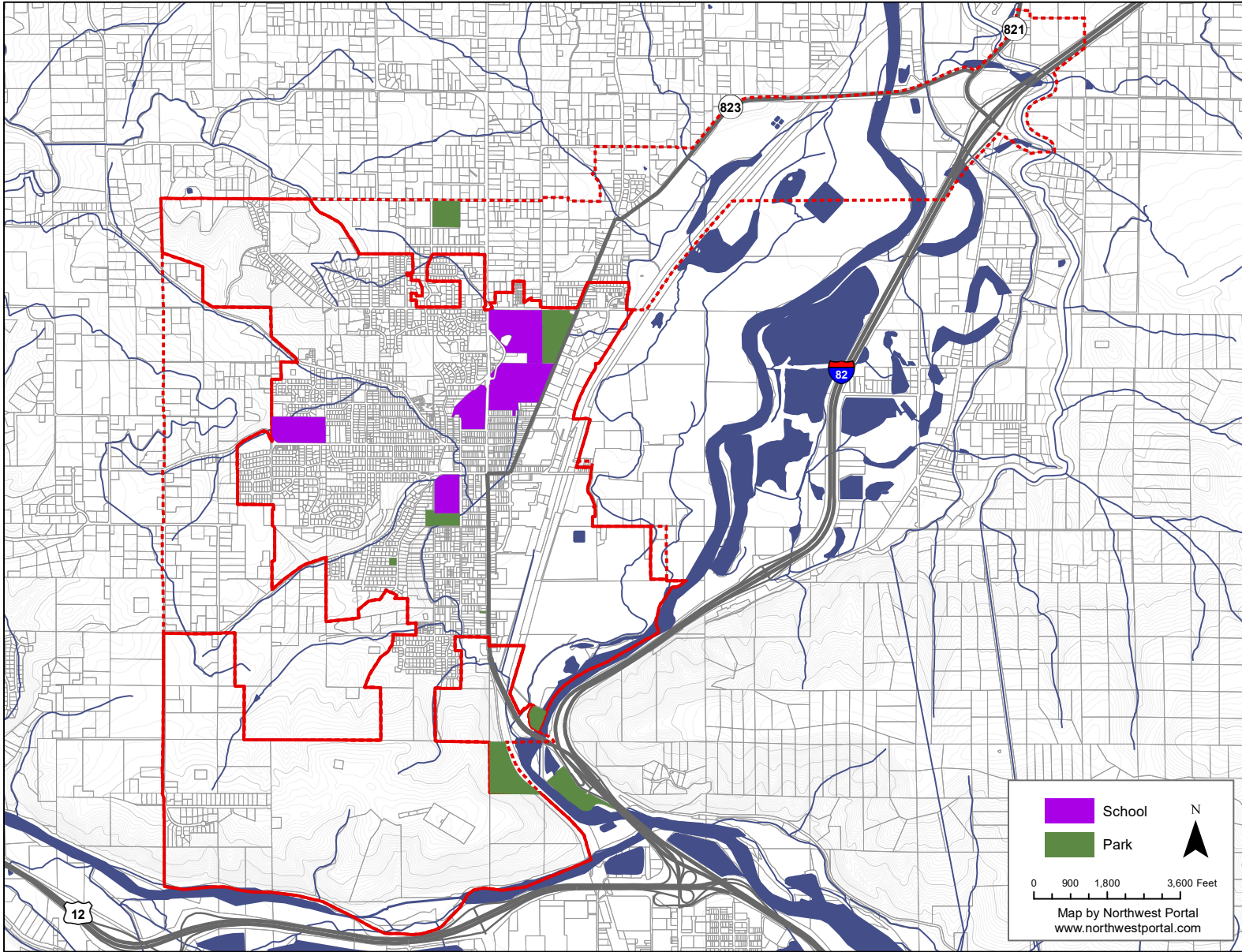
Appendix I - Buildable Land Capacity 2023

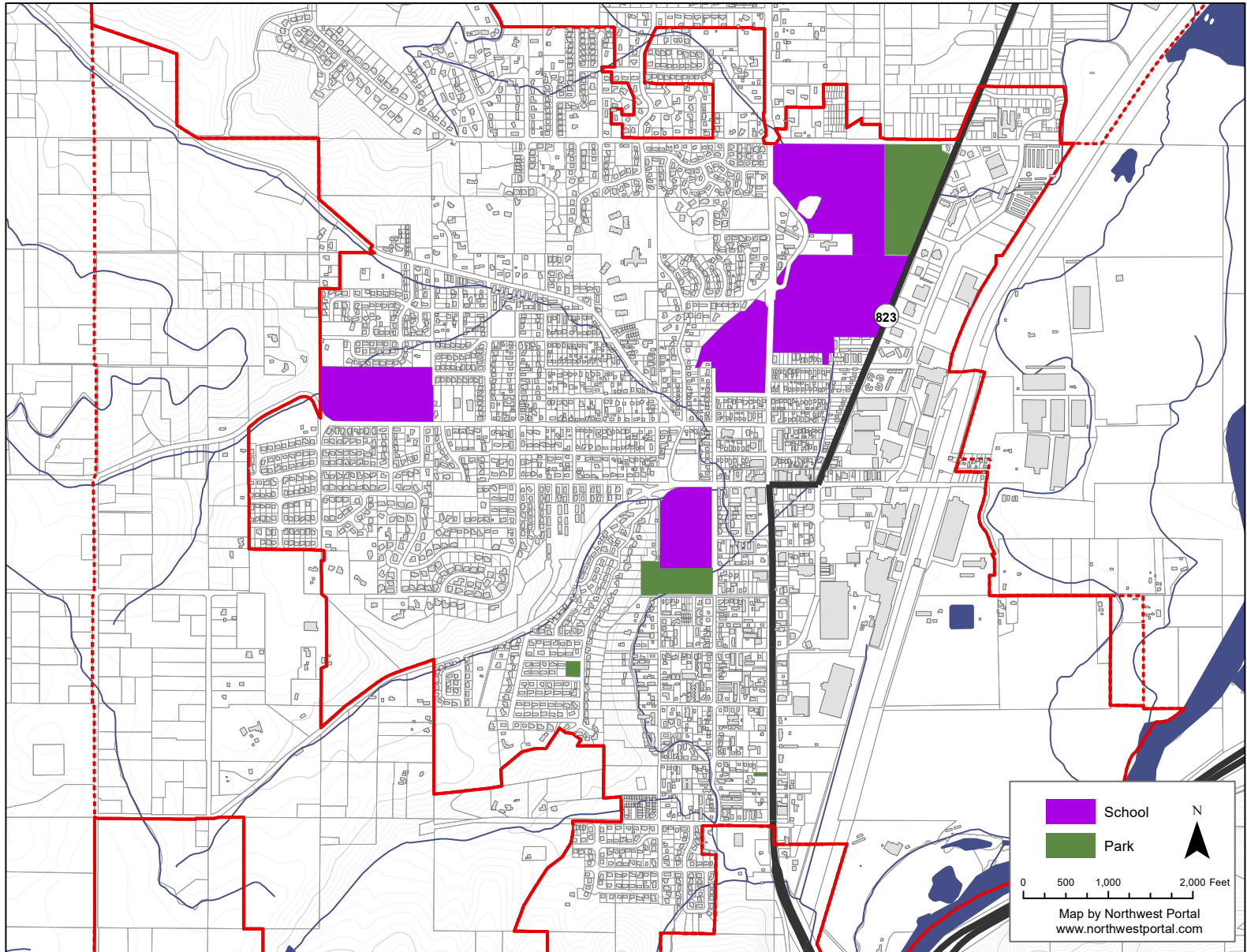
City of Selah Residential Land Use Capacity Analysis

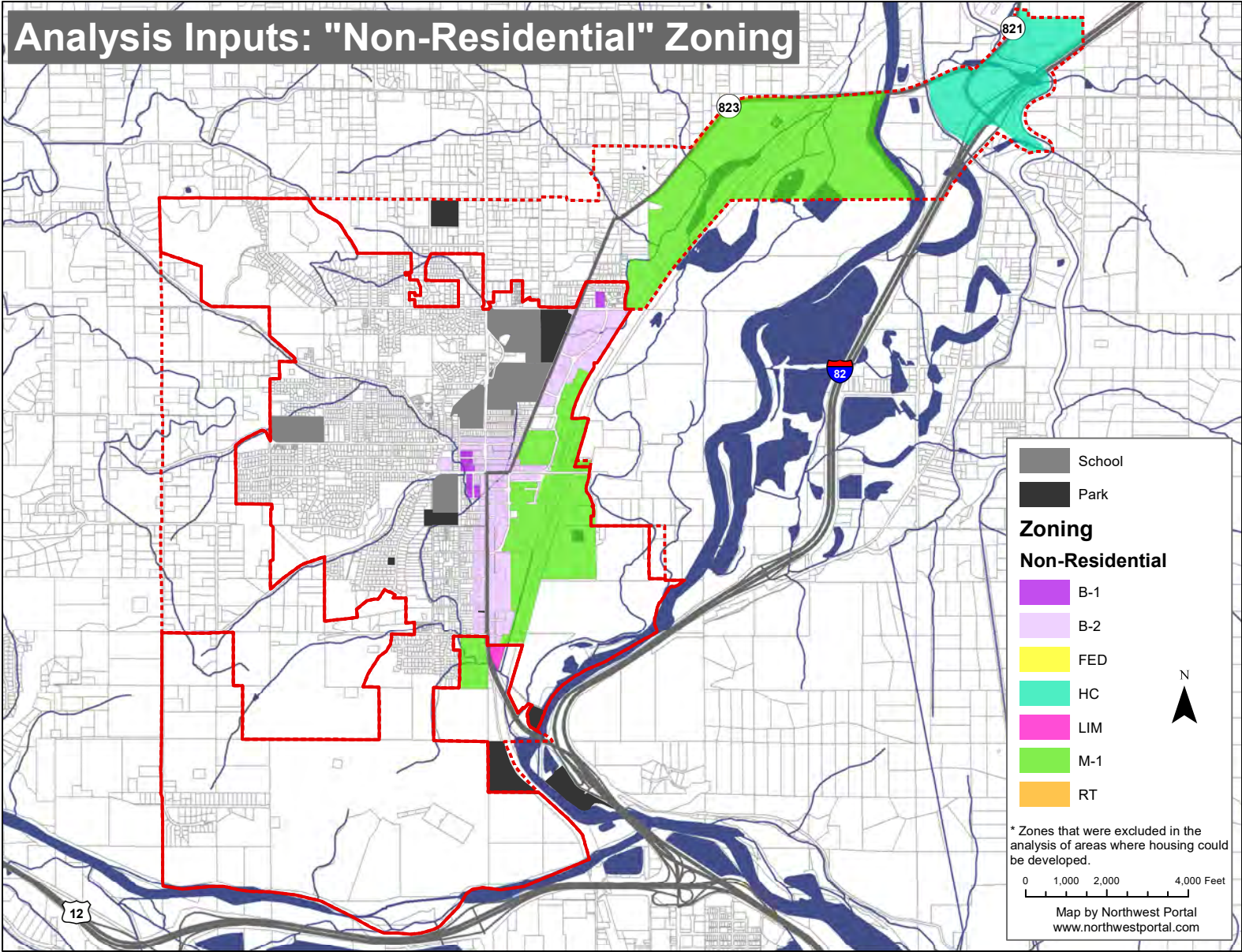
| | LDSF | Existing City Limits | | | | Totals |
|--|--------------|----------------------|-------------|--------------|-------------|----------------|
| | | R-1 | R-2 | R-3 | PD | |
| Vacant Land (Acres) (1) | 137.8 | 929.1 | 2.8 | 11.7 | 15.7 | 1,097.1 |
| Less Areas Not Suitable for Development | -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:

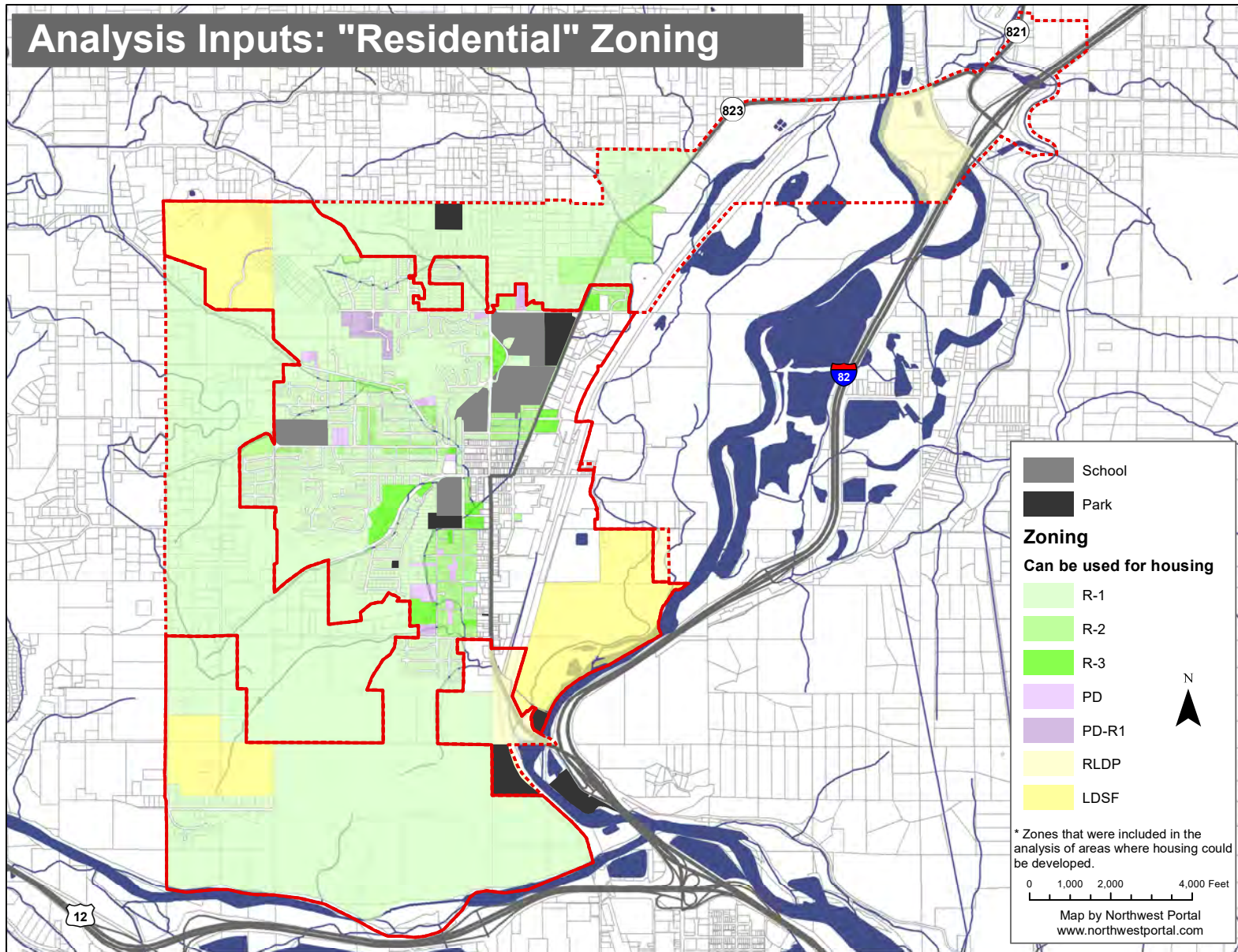
- (1) Includes parcels with land use codes 81, 83, 91, and 99.
- (2) Includes lands owned by city, county, and state governments and special purpose districts, as well as property owned by the William O. Douglas Trail Foundation.
- (3) Includes parcels that are coded as vacant parcels for taxation purposes,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



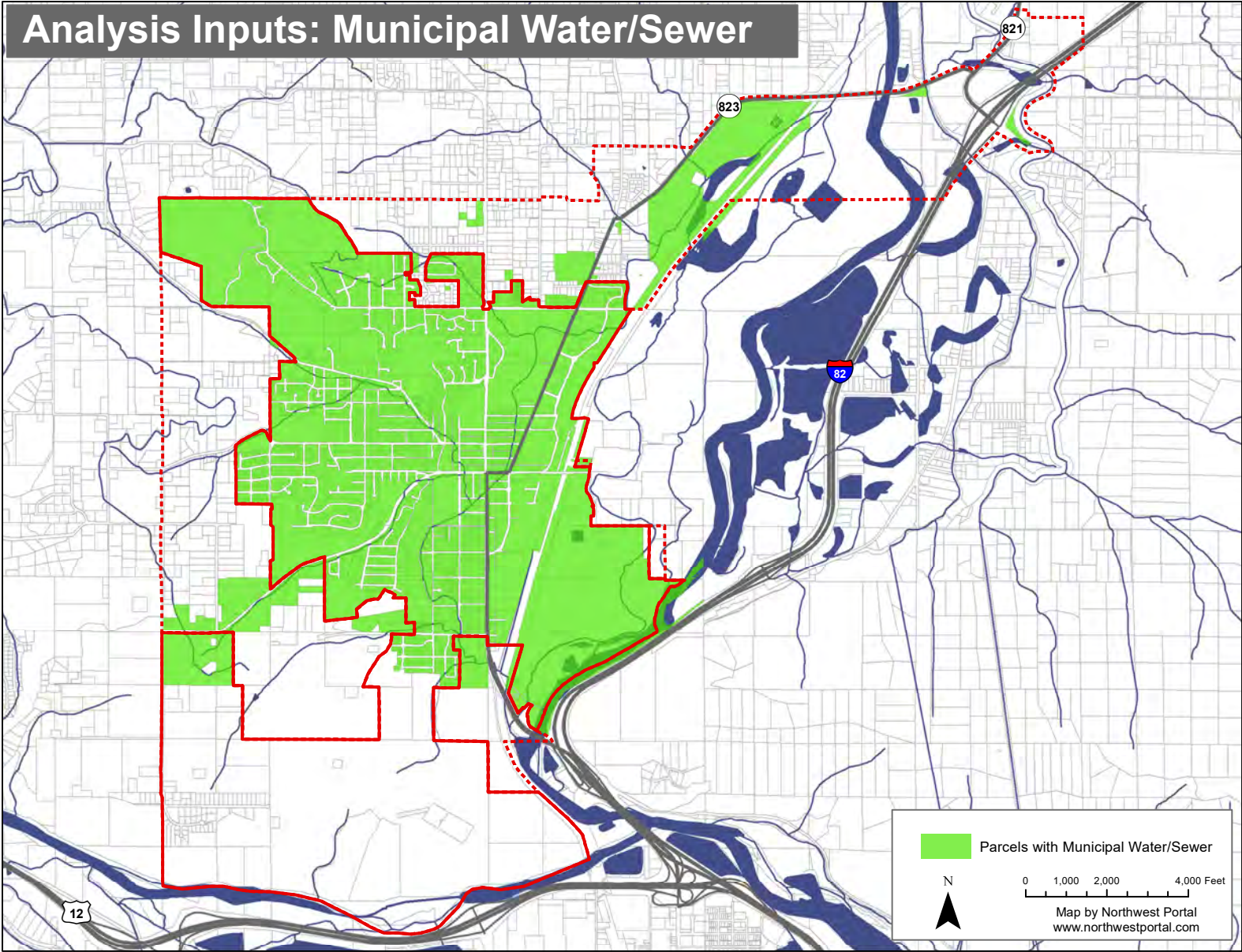




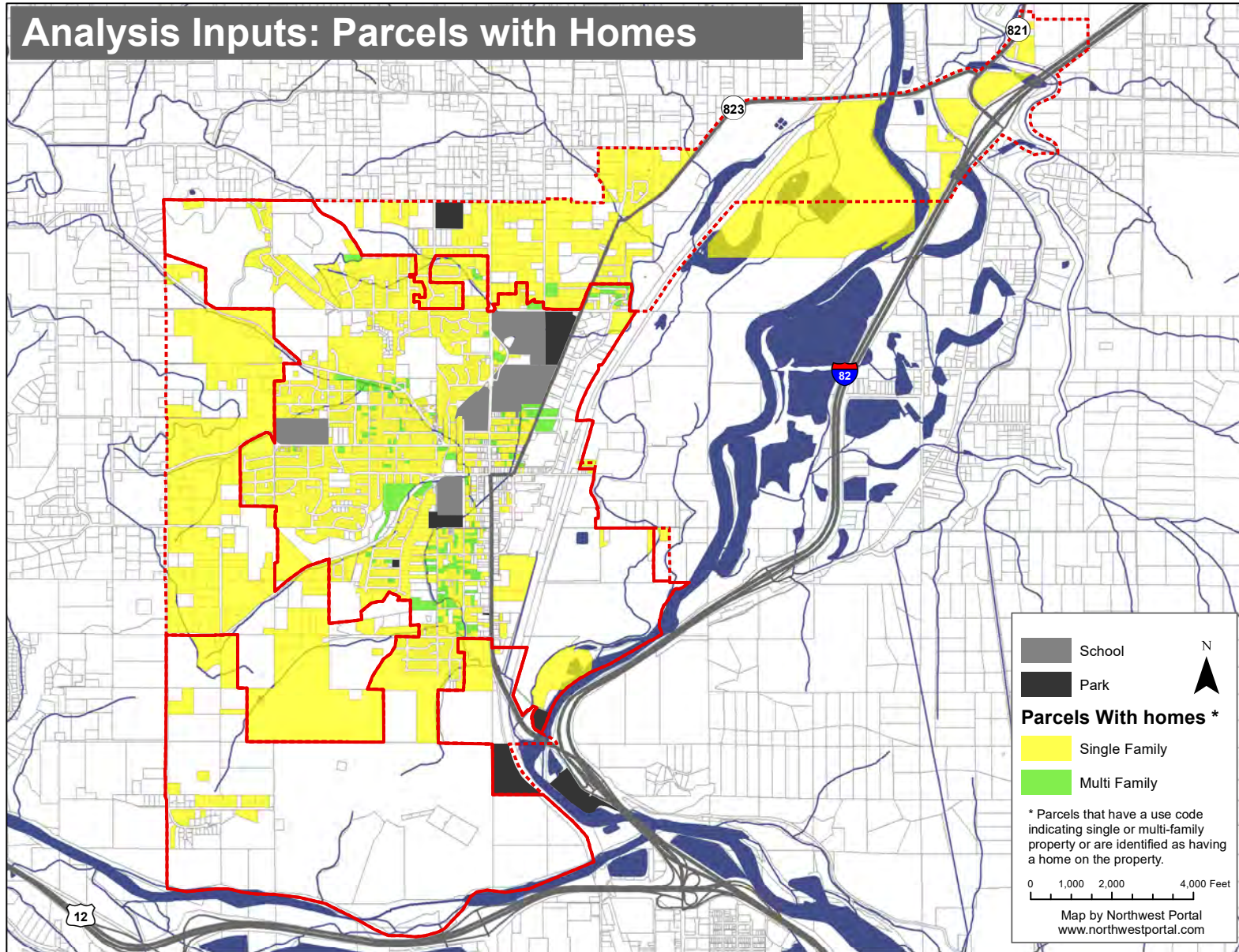
Analysis Inputs: "Residential" Zoning



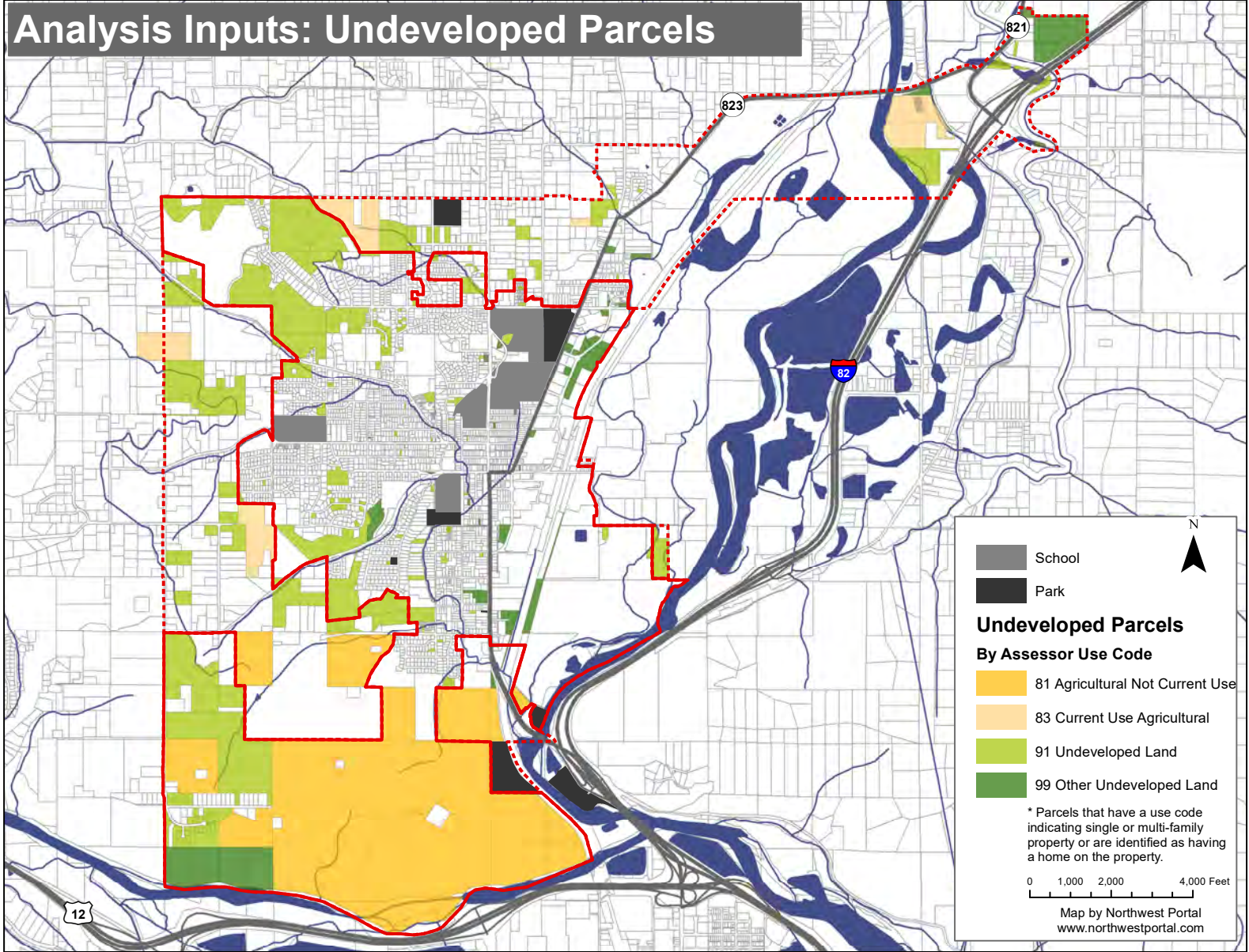
Analysis Inputs: Municipal Water/Sewer



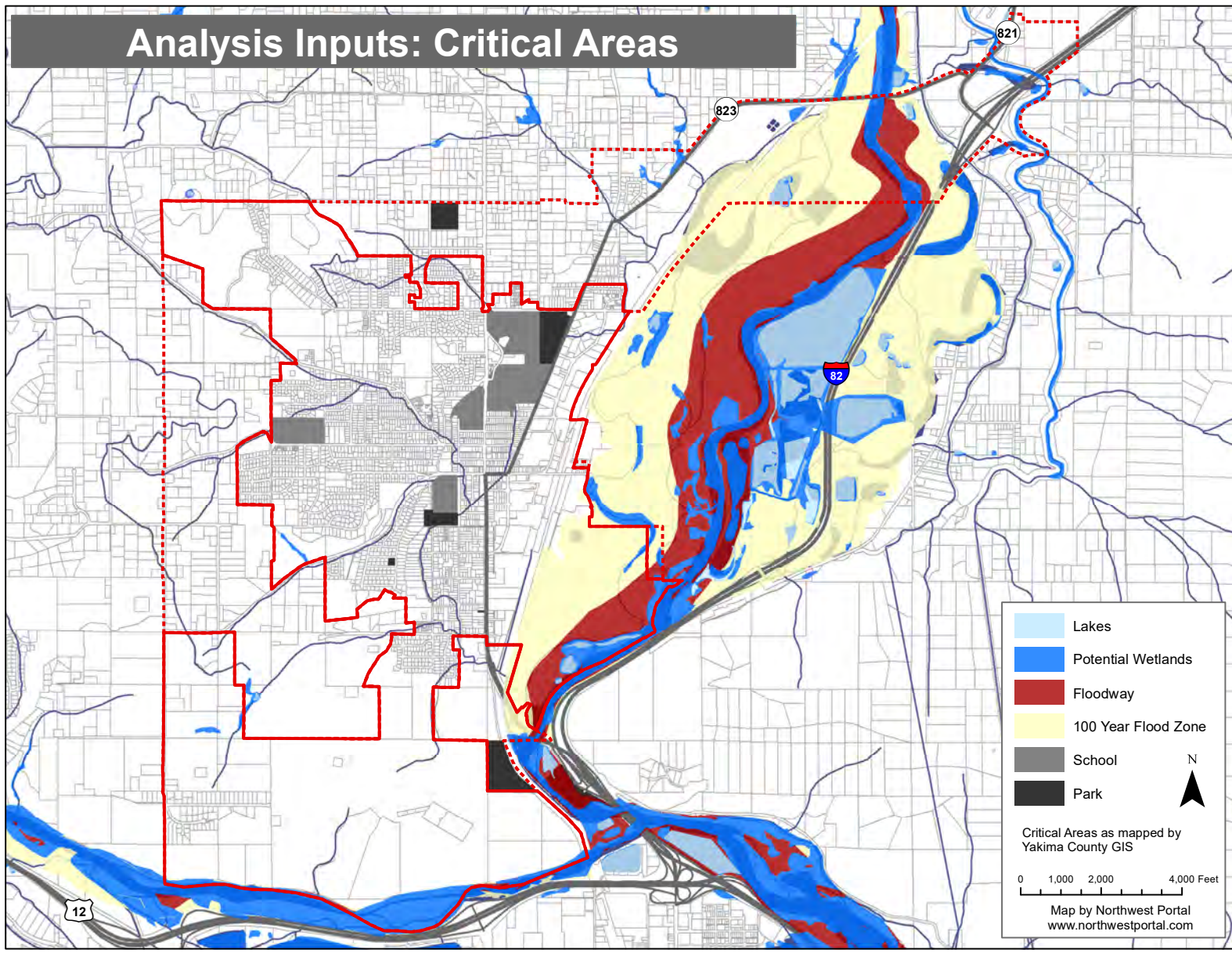
Analysis Inputs: Parcels with Homes



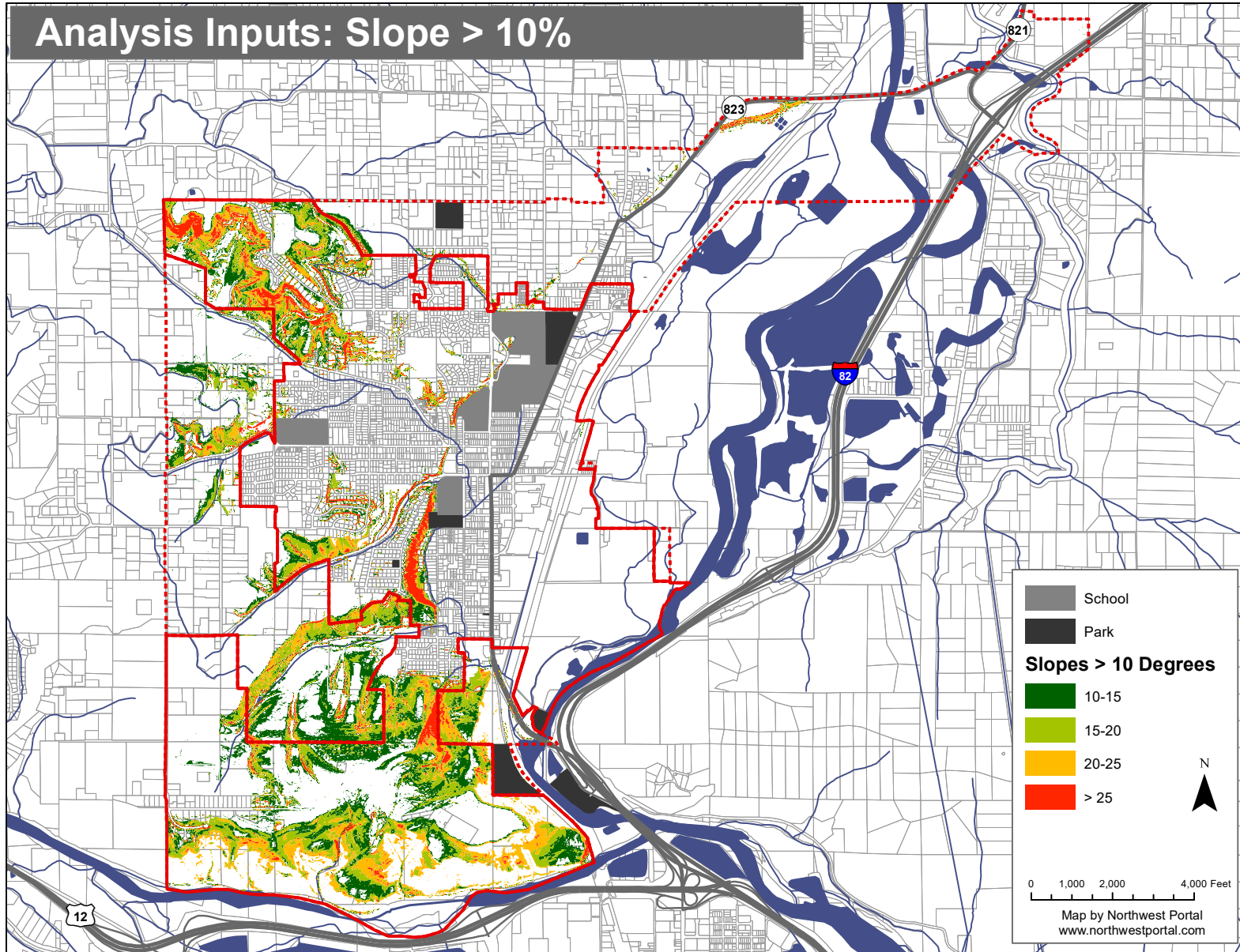
Analysis Inputs: Undeveloped Parcels



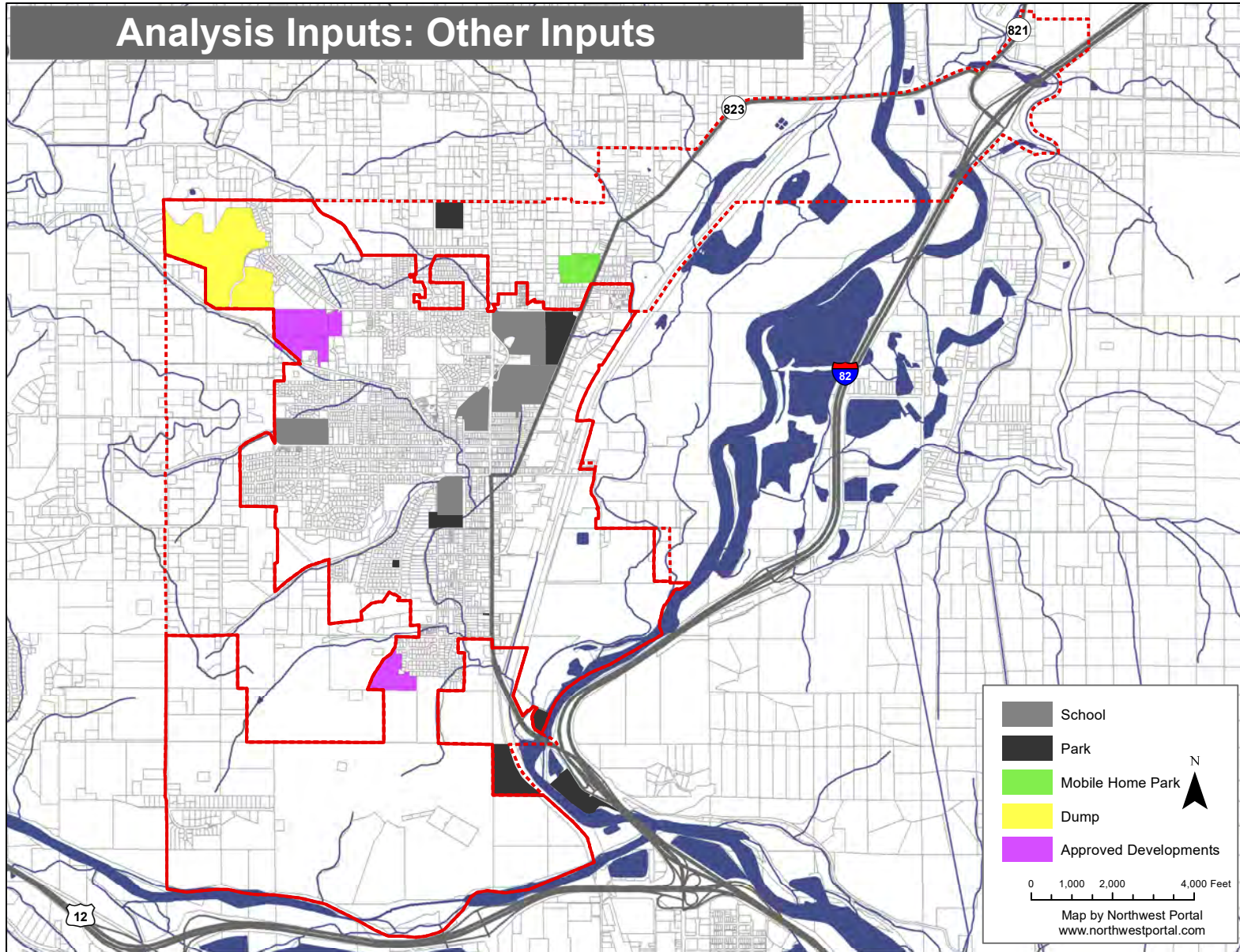
Analysis Inputs: Critical Areas



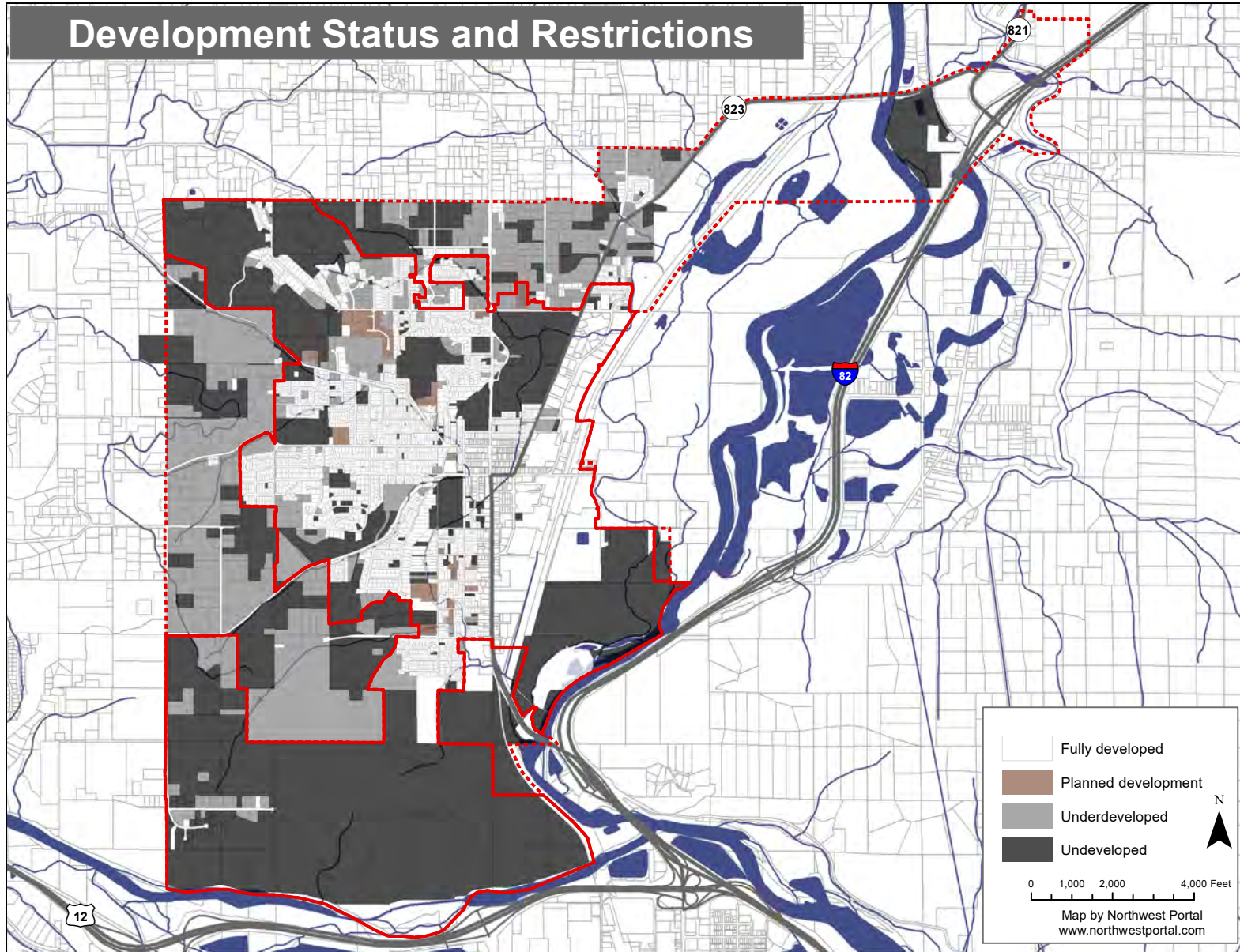
Analysis Inputs: Slope > 10%



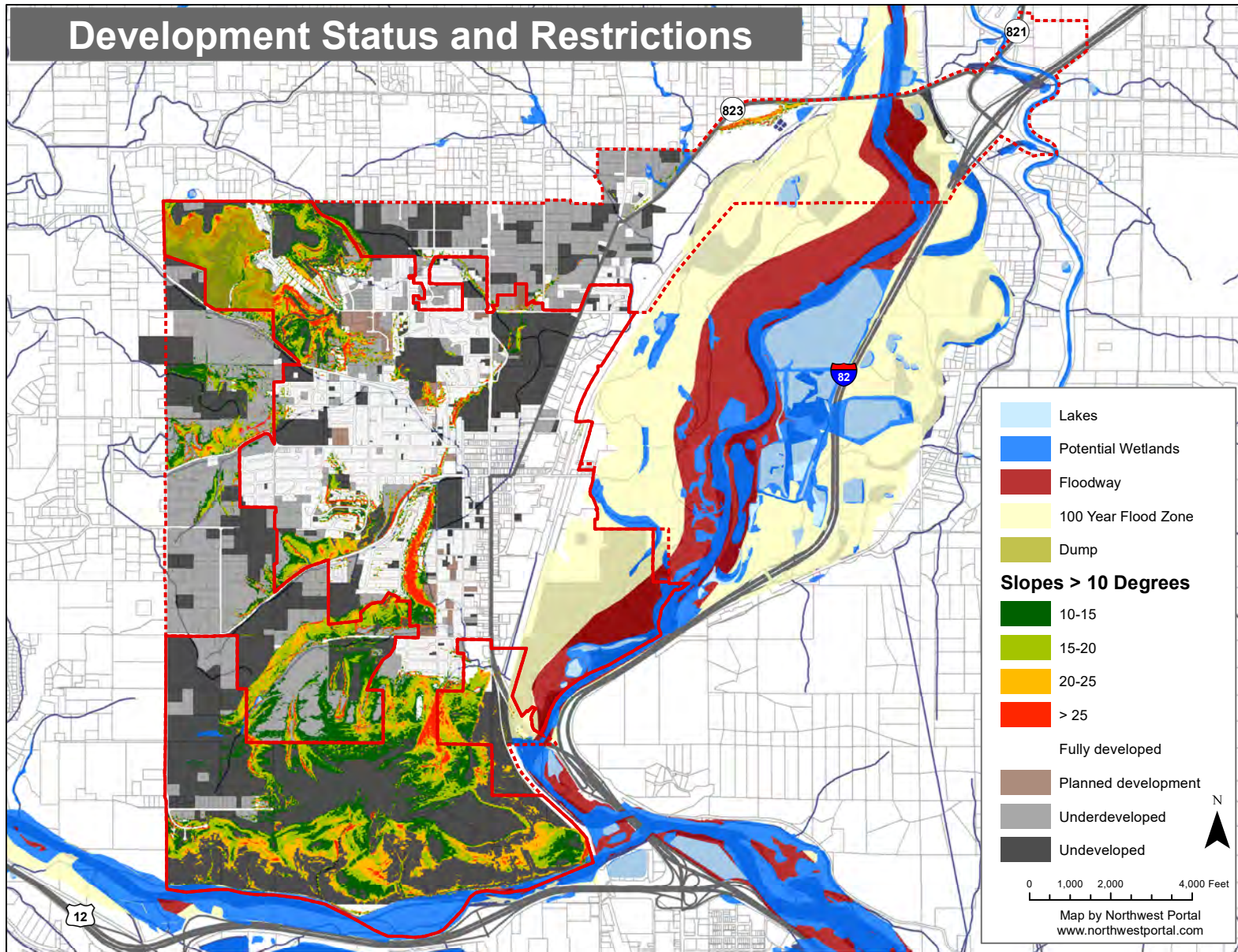
Analysis Inputs: Other Inputs



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 | | | | |
|---------------|--------------|--------------|------------|--------------|------------------------------|------------|---------------|-------------|---|------------|---------------------|-------------|----------|-------------------|----------------|------------|-------------|------------------------------------|------------|--------------|------------|--------------|
| | Parcels | Acres | Parcels | Acres | 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 | Total Acres | Under developed Acres | | | | |
| B-1 | 27 | 8 | 0 | 0 | 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 | 22 | 43 |
| IL | | | 15 | 12 | | | | | 15 | 12 | 0 | 0 | 0 | 15 | 12 | 0 | 0 | 0 | 15 | 27 | 15 | 27 |
| LDSF | 68 | 471 | 17 | 23 | -2 | -23 | 14 | -9 | 29 | -9 | 48 | 0 | 0 | 29 | 39 | 4 | 6 | 4 | 33 | 74 | 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 | 371 | 785 |
| R-2 | 488 | 119 | 11 | 3 | 0 | 0 | 0 | 0 | 11 | 3 | 0 | 0 | 0 | 11 | 3 | 14 | 19 | 16 | 25 | 33 | 25 | 33 |
| R-3 | 78 | 45 | 15 | 12 | -1 | 0 | 4 | -1 | 18 | 11 | -6 | 0 | 0 | 18 | 5 | 8 | 19 | 16 | 26 | 42 | 26 | 42 |
| PD | 201 | 47 | 31 | 16 | -1 | -2 | 14 | -2 | 44 | 12 | 0 | 0 | 0 | 44 | 12 | 0 | 0 | 0 | 44 | 56 | 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 | 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 | | 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 | | |
| 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 (5+ 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 Capacity | 45.7 | 105.3 | 0.0 | 7.4 | 0.7 | 154.3 |
| 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

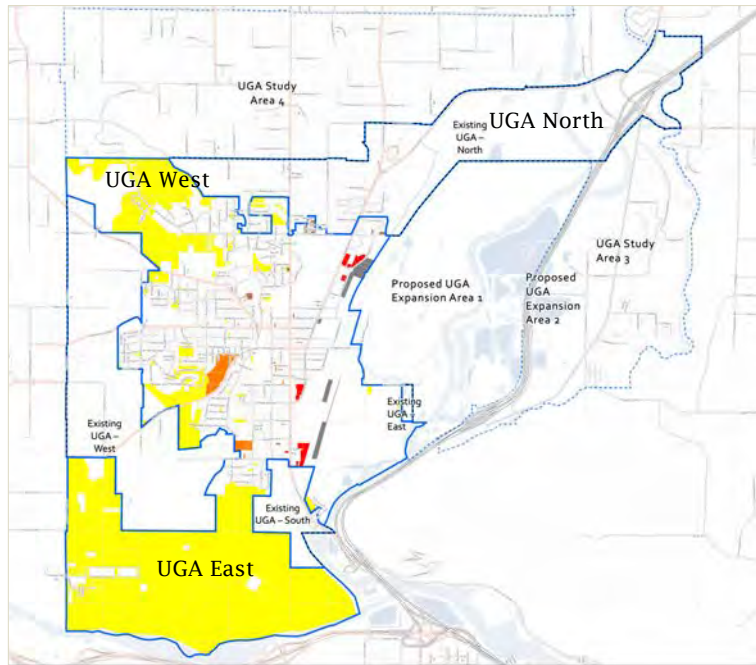
sponsors in 6 developments within Selah:

- **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



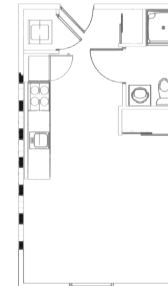
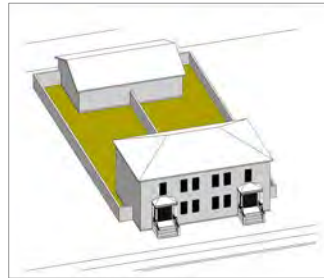
Duplex



Cottage



Townhouse



Courtyard Building



Multiplex



Live-Work



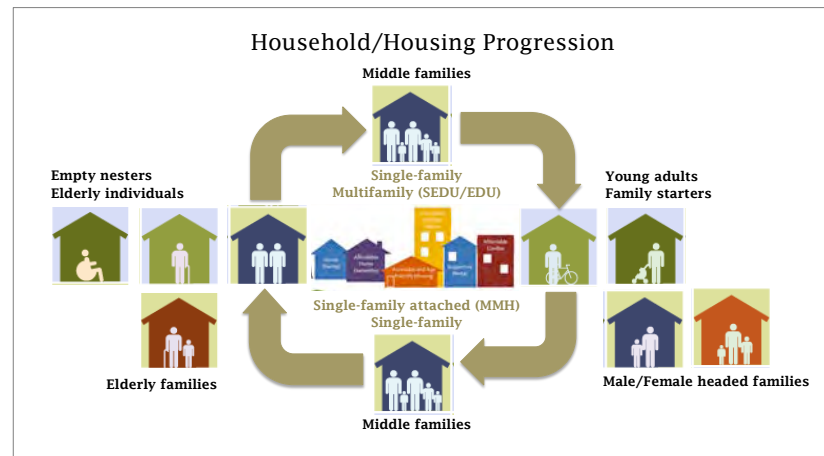
SEDU

- **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.

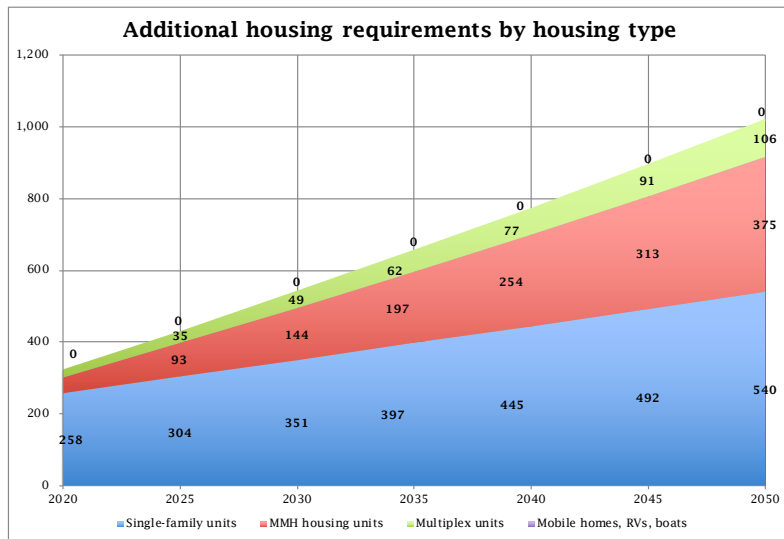
F. Housing requirements

- **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%+ | 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: 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.

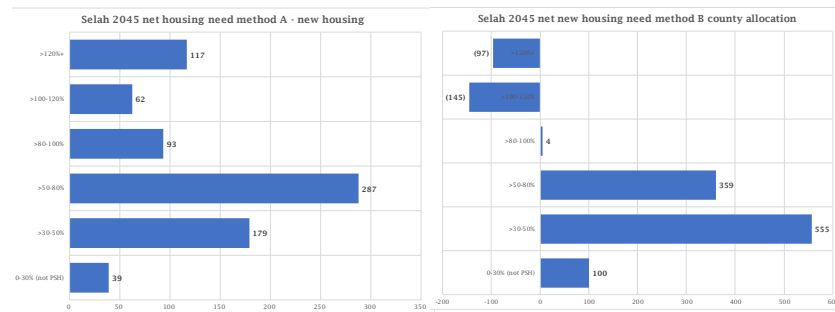
Or Method B - Fair share allocation

- **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:

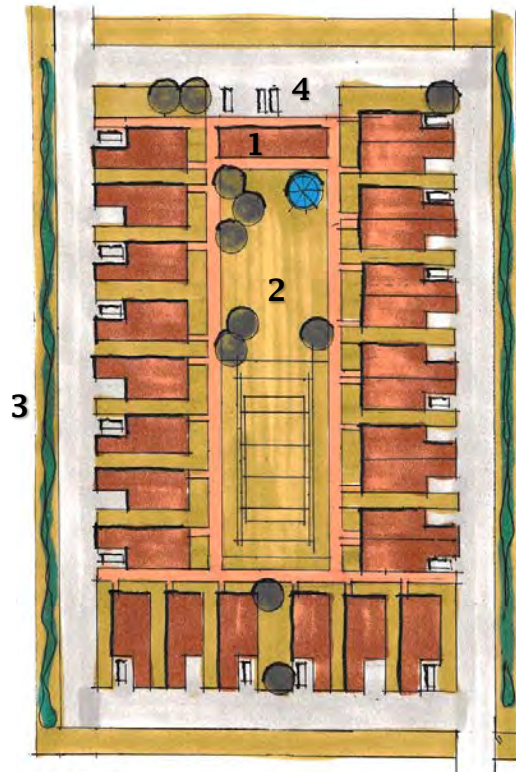
- the land was purchased and placed in a land trust,
 - permits, fees, utility connections, and impact fees were waived,
 - dwelling unit size was reduced,
 - modular construction was used instead of stick-built,
 - containers were used instead of stick-built or modular,
- to determine the impact each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

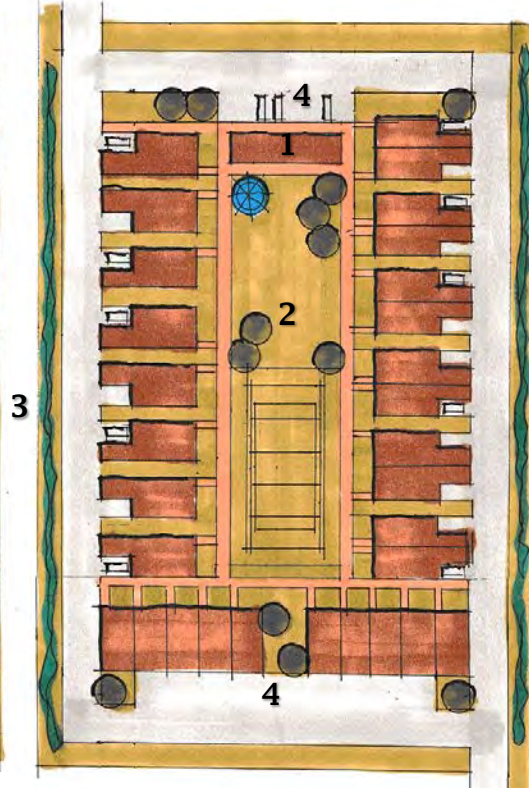
| Measure | By measure | Cumulative* |
|------------------------|------------|-------------|
| Land trust | 1.1-2.3% | 1.1-2.3% |
| Fees and charges | 0.4-0.7% | 1.5-3.0% |
| Smaller units | 9.5-12.6% | 11.0-15.6% |
| Modular construction | 12.7-26.0% | 23.7-41.6% |
| Container construction | 29.6-39.9%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

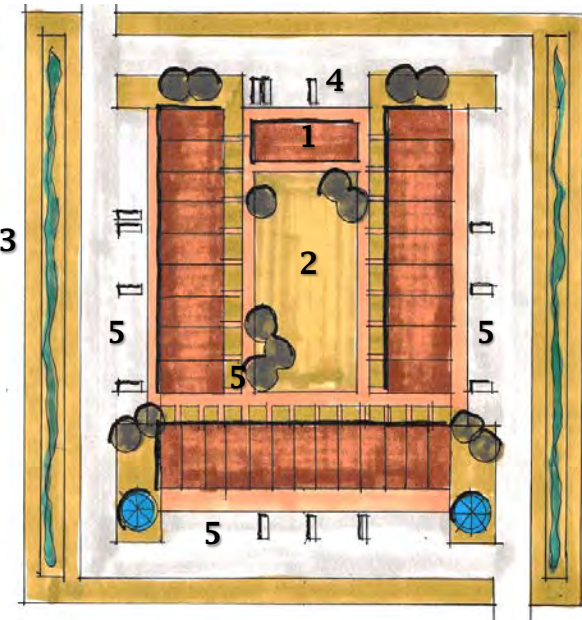


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



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 | | | | 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 | 800 | 700 | 700 | 700 |
| Average square footage per single story rowhouse | | 640 | | 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 | | | | 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 | 800 | 700 | 700 | 700 |
| Average square footage per single story rowhouse | | 640 | | 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



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

RCW Chapter 43.21C

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable):

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

2. Applicant's Name & Phone:

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

3. Applicant's Address:

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

4. Contact Person & Phone:

Same as applicant.

5. Agency Requesting Checklist: City of Selah

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

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

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

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

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

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

EXHIBIT

tabbies

2A

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

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

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

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

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

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

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

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

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

EARTH

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

flat rolling hilly steep slopes mountainous other: _____

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

AIR

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

SURFACE WATER

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A Non-Project Action.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A Non-Project Action.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A Non-Project Action.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A Non-Project Action.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A Non-Project Action.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A Non-Project Action.

GROUND WATER

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A Non-Project Action.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A Non-Project Action.

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

WATER RUNOFF (INCLUDING STORM WATER)

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

PLANTS

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

| Deciduous Trees: | Evergreen Trees: | Wet Soil Plants: | Water Plants: | Other: |
|---|---|---|--|---|
| <input checked="" type="checkbox"/> Alder | <input checked="" type="checkbox"/> Fir | <input checked="" type="checkbox"/> Cattail | <input checked="" type="checkbox"/> Milfoil | <input checked="" type="checkbox"/> Shrubs |
| <input checked="" type="checkbox"/> Maple | <input checked="" type="checkbox"/> Cedar | <input checked="" type="checkbox"/> Buttercup | <input checked="" type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Grass |
| <input checked="" type="checkbox"/> Aspen | <input checked="" type="checkbox"/> Pine | <input checked="" type="checkbox"/> Bullrush | <input checked="" type="checkbox"/> Water Lily | <input checked="" type="checkbox"/> Pasture |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Crop Or Grain |
| | | <input type="checkbox"/> Other | | <input checked="" type="checkbox"/> Orchards, vineyards, or other permanent crops |
| | | | | <input checked="" type="checkbox"/> Other types of vegetation |

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

ANIMALS

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

Examples include:

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

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

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

All of the above.

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

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

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

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

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

N/A Non-Project Action.

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

N/A Non-Project Action.

ENERGY AND NATURAL RESOURCES

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

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

ENVIRONMENTAL HEALTH

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

5. Describe special emergency services that might be required.

N/A Non-Project Action.

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

N/A Non-Project Action.

NOISE

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

LAND AND SHORELINE USE

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

N/A Non-Project Action.

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

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

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

N/A Non-Project Action.

4. **Describe any structures on the site.**

N/A Non-Project Action.

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

N/A Non-Project Action.

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

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

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

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

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

LAND AND SHORELINE USE

12. Proposed measures to avoid or reduce displacement impacts, if any.

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

HOUSING

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

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

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

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

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

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

AESTHETICS

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

LIGHT AND GLARE

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

RECREATION

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

HISTORIC AND CULTURAL PRESERVATION

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

N/A Non-Project Action.

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

HISTORIC AND CULTURAL PRESERVATION

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

N/A Non-Project Action.

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

N/A Non-Project Action.

TRANSPORTATION

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

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

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

N/A Non-Project Action.

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

TRANSPORTATION

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

N/A Non-Project Action.

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

N/A Non-Project Action.

PUBLIC SERVICES

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

N/A Non-Project Action.

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

N/A Non-Project Action.

UTILITIES

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

electricity natural gas water refuse service telephone

sanitary sewer septic system other _____

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

N/A Non-Project Action.

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

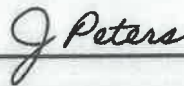
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

11/22/2023

Property Owner or Agent Signature

Date Submitted

Jeffery R Peters



Community Development Supervisor

Name of Signee

Position and Agency/Organization

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

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

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

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

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

Proposed measures to avoid or reduce such increases are:

None.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

None at this time.

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

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

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

None proposed.

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

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

Peters, Jeff

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

Jeff,

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

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

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

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

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



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

Sincerely,

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

From: Peters, Jeff <jeff.peters@selahwa.gov>
Sent: Monday, November 20, 2023 4:07 PM
To: 'kceb.family@gmail.com' <kceb.family@gmail.com>; 'goodwin_1@charter.net' <goodwin_1@charter.net>; 'jbakers1@charter.net' <jbakers1@charter.net>; 'leanne@3dyakima.com' <leanne@3dyakima.com>; 'torkelson@fairpoint.net' <torkelson@fairpoint.net>; Stephanie Flowers <StephanieF@sellandconstruction.com>; 'don@postonarchitects.com' <don@postonarchitects.com>; 'AHochleutner@cwhba.org' <AHochleutner@cwhba.org>; 'aaron.jacobs92@gmail.com' <aaron.jacobs92@gmail.com>; 'akaknapkin@yahoo.com' <akaknapkin@yahoo.com>; 'Bokr21@yahoo.com' <Bokr21@yahoo.com>; 'Rhonda.hauff@ynhs.org' <Rhonda.hauff@ynhs.org>; 'esther.magasis@co.yakima.wa.us' <esther.magasis@co.yakima.wa.us>; 'Sally.shelton@yakimahousing.org' <Sally.shelton@yakimahousing.org>; 'Lowel.Krueger@yakimahousing.org' <Lowel.Krueger@yakimahousing.org>; 'Lee@HomelessNetworkYC.org' <Lee@HomelessNetworkYC.org>; 'bketcham@catholiccharitiescw.org' <bketcham@catholiccharitiescw.org>; 'lcastaneda0009@gmail.com' <lcastaneda0009@gmail.com>; 'ptrue@truelawgroup.org' <ptrue@truelawgroup.org>; 'paul@wilsonrm.com' <paul@wilsonrm.com>; 'r3yna.barajas@gmail.com' <r3yna.barajas@gmail.com>; 'rickglenn3@gmail.com' <rickglenn3@gmail.com>; 'mccoysamuel@gmail.com' <mccoysamuel@gmail.com>; 'integrityforklift@msn.com' <integrityforklift@msn.com>; 'tsloan1928@gmail.com' <tsloan1928@gmail.com>; 'Meloney@yakimahabitat.org' <Meloney@yakimahabitat.org>; 'greg@yakimahabitat.org' <greg@yakimahabitat.org>; 'steve@lfedc.com' <steve@lfedc.com>; 'Jhelmsrealestate@gmail.com' <Jhelmsrealestate@gmail.com>; 'gandgconst5@aol.com' <gandgconst5@aol.com>; 'ronald@traditionaldesignsinc.com' <ronald@traditionaldesignsinc.com>; 'selahdowntownassociation@gmail.com' <selahdowntownassociation@gmail.com>; 'Rhonda.hauff@ynhs.org' <Rhonda.hauff@ynhs.org>; 'Selahchamber@fairpoint.net' <Selahchamber@fairpoint.net>; 'philh@zirklefruit.com' <philh@zirklefruit.com>; 'Phil Hoge' <phil.hoge@co.yakima.wa.us>; 'Vasiliy.kravtsov@treetop.com' <Vasiliy.kravtsov@treetop.com>; 'Colter@sagefruit.com' <Colter@sagefruit.com>; 'rick@monsonfruit.com' <rick@monsonfruit.com>; 'philh@zirklefruit.com' <philh@zirklefruit.com>; 'jordan.matson@matsonfruit.com' <jordan.matson@matsonfruit.com>; 'reviewteam@commerce.wa.gov' <reviewteam@commerce.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'ECY RE SEPA REGISTER' <separegister@ecy.wa.gov>
Subject: City of Selah 2023 Housing Action Plan Notice of Environmental Review (SEPA Checklist), Public Comment, and Planning Commission Public Hearing

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

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

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

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

Peters, Jeff

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

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

Thanks all – happy Friday!



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

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



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

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

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

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

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

We have applied for and will receive three grants to 1) update the Comprehensive Plan to include detailed buildable lands analysis, 2) conduct a Middle Housing analysis of existing zoned capacity, middle housing allowances, and development regulations, and 3) conduct a Climate Resiliency analysis of heat, fire, flood, and other risks during June 2024-June 2026 which will build upon and implement the action items identified in the HAP in accordance with recently enacted Legislature House Bills (HB) 1220 on comprehensive plan housing element contents, HB 1293 streamlining development regulations, HB 1337 on Accessory Dwelling Units (ADU), and HB 1110 on middle housing allowances.

Please review and respond with your comments by email or provide times when you would be available for a phone interview the week of 23 October. We would appreciate your input as we begin the review process.

Sincerely,

Jeff Peters
City of Selah
City Planner
509-698-7367



CITY OF SELAH

Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 • www.selahwa.gov

Determination of Nonsignificance

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

Proponent: City of Selah
115 W. Naches Avenue
Selah, WA. 98942

Location of Proposal including street address, if any: City Limits

Lead Agency: City of Selah

City File Number: SEPA-2023-005

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is being issued using the process in WAC 197-11-340. There is no further comment period.

Responsible Official: Joe Henne

Position / Title: City Administrator/SEPA Responsible Official

Signature:

Date of Issuance: December 7, 2023

Appeals: You may appeal this determination to the Selah City Council by filing a written appeal with the required \$300.00 filing fee at the Selah Planning Department, 222 S. Rushmore Road no later than 5:00 p.m. on December 12, 2023. You should be prepared to make specific factual objections. Contact the Planning Department at 698-7365 to read or ask about the procedures for SEPA appeals.

EXHIBIT

tabbles

4A

Exhibit “B”

SELAH PLANNING COMMISSION

**RECOMMENDATION TO THE SELAH CITY COUNCIL
FOR
CONSIDERATION OF THE CITY'S 2023 HOUSING ACTION PLAN**

WHEREAS

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

WHEREAS

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

WHEREAS

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

WHEREAS

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

WHEREAS

The Washington State Legislature then subsequently passed HB 1220, HB1110, HB 1337, and HB 1293 in 2022, and 2023 requiring the City of Selah to plan for and develop regulations which increase housing affordability, reduce cost of housing for low-income and cost burdened households, increase supply, increase inventory of housing for all household types, increase variety and housing sizes and types, increase the stock of housing options needed for aging seniors, provide methods for maintaining the existing housing stock, increase household wealth by providing safe and stable options for rental housing and pathways to homeownership, and increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities; and,

WHEREAS

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



WHEREAS

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

WHEREAS

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

WHEREAS

Adoption of the Draft HAP will provide the City with 30 implementation tasks/actions that are divided into four categories which meet the housing requirements for Washington State House Bills (HB) 1220, HB 1110, HB 1337, and HB 1293. The plan also provides implementation tasks/actions that support program options for voucher-rental assistance, program options for site acquisition/developer incentives, incentives options for reduced fees/Multi-Family Tax Exemption, and finance options for housing programs. These implementation tasks and housing needs assessment will inform the city and help it update the City's Housing Element of its 2017 Comprehensive Plan, and development regulations to meet the City's future housing demands; and,

WHEREAS

The proposed Housing Action Plan is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP; and,

WHEREAS

As required by the Growth Management Act, the HAP is consistent with Yakima Countywide Planning Policies; and,

WHEREAS

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

WHEREAS

The Selah Planning Commission held an open record public hearing on the Selah Draft HAP on December 19, 2023; and,

WHEREAS

Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the Draft HAP through the public review and SEPA processes; and,

WHEREAS

At its December 19, 2023, public hearing, the Selah Planning Commission heard the staff presentation regarding the Draft HAP, took public testimony and recommended approval; and,

Now therefore, the Selah Planning Commission presents the following findings and recommendations to the Selah City Council:

Based upon a review of the information contained in the staff report, exhibits, testimony and other evidence presented as an open record public hearing held on December 19, 2023, the Planning Commission makes the following:

PURPOSE AND DESCRIPTION OF PROPOSED PLAN:

In 2019, the Washington State Legislature passed HB 1923, aimed at encouraging cities planning under the state GMA to take actions to increase residential building capacity. These actions include developing a housing action plan "...to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market" (RCW 36.70A.600). The proposed Housing Action Plan identifies strategies and a variety of actions the City could take to increase housing supply, affordability/stability, and diversity of housing types. This framework has been grounded in a housing needs assessment and will serve to guide a future periodic update to the Comprehensive Plan Housing Element, future work plans, and budgets. The proposed HAP identifies the following housing needs should be addressed in the City's Comprehensive Plan and future development regulations: Affordability, reduced cost of housing for low-income and cost burdened households; supply, increased inventory of housing for all household types, increase variety of housing sizes and types, increase in the stock of housing options needed for aging seniors, methods for maintaining the existing housing stock, increase household wealth by providing safe, stable options for rental housing and pathways to homeownership, and increase permanent housing options for those at risk of or experiencing homelessness and people with disabilities.

FINDINGS OF FACT

1. The Planning Commission adopts the findings of fact from the staff report attached hereto as Exhibit "A", respectively;

2. The Planning Commission enters the following findings of fact based on the testimony provided and subsequent discussion during the public hearing documented in the Commission hearing minutes, attached hereto as Exhibit “B”, respectively;
3. The proposed HAP includes updated information which affects the Comprehensive Plan elements of Land Use, and Housing;
4. The proposed HAP is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP as documented in “Exhibit A”;
5. The proposed HAP recommends development regulation amendments to the city’s zoning ordinance which support: 1. Encouragement of diverse housing development within existing neighborhoods; 2. Creating and preserving affordable homes; 3. Creating homeownership opportunities for low- and moderate-income households; 4. Supporting housing options that meet the diverse needs of those struggling with homelessness; 5. Addressing the needs of those struggling with homelessness; and 6. Protecting against displacement and poor housing conditions. Updating the City’s Comprehensive Plan and development regulations to meet the above goals and objectives will meet the requirements of the Growth Management Act;
6. The proposed Housing Action Plan identifies 30 implementation tasks/actions that are divided into four categories which can help the City of Selah meet its future housing challenges documented in “Exhibit A”;
7. The proposed HAP underwent extensive public involvement from February to November 7, 2023 which is documented in the Public Involvement/HAP Development section of the staff report and City of Selah’s HAP webpage at: <https://selahwa.gov/planning/city-of-selah-housing-action-plan/>;
8. As required by the Growth Management Act, the HAP is consistent with Yakima Countywide Planning Policies;
9. The public use and interest will be served;
10. Environmental Review for the HAP was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on December 7, 2023, and no appeal was file.

11. Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the HAP through the public review and SEPA processes.

CONCLUSIONS

1. The proposed HAP, meet the requirements of the Growth Management Act.
2. The proposed HAP is consistent with and/or will be adopted as part of the City's Comprehensive Plan, and is consistent with the Growth Management Act and other requirements of State law.
3. The proposed HAP is consistent with RCW 36.70A.600 and the requirements of the Department of Commerce for development of a HAP.
4. The public use and interest will be served.
5. Environmental Review for the entire proposal was conducted under the State Environmental Policy Act (SEPA). A Determination of Nonsignificance (DNS) was issued on December 7, 2023.
6. Public notice of the public hearing was published in the official newspaper of the City and sent to all parties who expressed interest in being notified and who commented on the Sub Area Plan through the public review and SEPA processes.
7. Comments received during the public comment period and at the public hearing have been considered in the final recommendation.

MOTION

Based on the testimony and evidence presented during the public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft HAP dated December 19, 2023, be forwarded to the Selah City Council with a recommendation of approval.


Having made the above Findings of Fact and Conclusions, the Planning Commission hereby renders its

RECOMMENDATION TO THE CITY COUNCIL

The Planning Commission of the City of Selah, having received and considered all evidence and testimony presented at the public hearing and having received and reviewed the record herein, hereby recommends that the City Council APPROVE the City of Selah 2023 Housing Action Plan

and forwards its recommendation to the Selah City Council.

RECOMMENDED this 19th day of December 2023.

By: 
Lisa Smith, Chair, Selah Planning Commission



Selah City Council
Regular Meeting
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2024

Agenda Number: **13-B**

Action Item

Title: Resolution Declaring that an Emergency Exists Due to Unexpected Failure of the Influent Screen at the City's Wastewater Treatment Plant; Waiving all Typically-Applicable Competitive Bidding Requirements; Authorizing the Public Works Director to Sign One or More Contracts to Purchase all Necessary Replacement Equipment and to Obtain all Necessary Planning and/or Installation Services Without Delay or Further Approval; Authorizing All Necessary Work to Commence Without Delay or Further Approval; And Providing for Publication of Summary and Financial Estimate

From: Rocky Wallace, Public Works Director

Action Requested: Approval

Staff Recommendation: Approval

Board/Commission Recommendation: N/A

Fiscal Impact: Estimated to be \$125,000.00 for parts. But the attached proposed Resolution authorizes up to \$200,000.00, so that an appropriate contingency amount is included in case additional parts or labor proves necessary as part of this project.

Funding Source: 411, Water Fund

Background/Findings/Facts: The influent screen at the wastewater treatment plant failed unexpectedly, and City staff is working with the manufacturer to gather quotes to see if it can be repaired and/or must be fully replaced. Such equipment is necessary to screen the influent coming in to the wastewater treatment plant, per the City's Department of Ecology's NPDES permit. This constitutes an "emergency" situation for the City, per RCW 39.04.280. Specifically, the occurrence of this unforeseen circumstance was beyond the control of City staff and, absent immediate responsive action, it presents a real, immediate threat to the proper performance of an essential municipal function – namely meeting the requirements of the NPDES permit.

The attached proposed Resolution is comprised of four operative parts. First, it declares that an emergency exists, which is a requirement for the remaining parts. Second, it waives all typically-applicable competitive bidding requirements with regard to the necessary immediate responsive action. Third, it authorizes – as the pre-work component of the necessary immediate responsive action – the Public Works Director to sign one or more contracts to purchase all necessary replacement equipment and all necessary planning and/or installation services without delay or further approval, at an estimated cost of \$125,000.00 but with Public Works being

authorized to spend up to \$200,000.00 if that for some reason proves necessary. And four, it authorizes – as the actual-work component of the necessary responsive action – all work to commence without delay or further approval.

The fifth and sixth parts of the Resolution pertain to its effective date and the special publication rules that apply in this emergency situation.

Time is of the essence in this emergency situation. The longer the influent screen is not properly functioning, the greater risk that adverse impacts will be suffered by the wastewater treatment plant process. The typical competitive bidding process is simply too slow of a process for remedying this emergency situation. Immediate responsive action is needed.

Accordingly, City staff recommends that the City Council approve the attached proposed Resolution, so that this emergency situation can be remedied as quickly as possible.

Because this is an unexpected emergency situation that arose after the City's 2024 budget (Ordinance No. 2216) was passed, no monies have yet been specifically designated for this project. At a later date, the Clerk/Treasurer will present a corresponding budget adjustment if he determines such is necessary.

Recommended Motion: I move to approve the Resolution in the form presented.

Record of all prior actions taken by the City Council and/or City Board, City Committee, Planning Commission, or the Hearing Examiner (if not applicable, please state none).

Date: **Action Taken:**

RESOLUTION NO. 3089

RESOLUTION DECLARING THAT AN EMERGENCY EXISTS DUE TO UNEXPECTED FAILURE OF THE INFLUENT SCREEN AT THE CITY'S WASTEWATER TREATMENT PLANT; WAIVING ALL TYPICALLY-APPLICABLE COMPETITIVE BIDDING REQUIREMENTS; AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN ONE OR MORE CONTRACTS TO PURCHASE ALL NECESSARY REPLACEMENT EQUIPMENT AND TO OBTAIN ALL NECESSARY PLANNING AND/OR INSTALLATION SERVICES WITHOUT DELAY OR FURTHER APPROVAL; AUTHORIZING ALL NECESSARY WORK TO COMMENCE WITHOUT DELAY OR FURTHER APPROVAL; AND PROVIDING FOR PUBLICATION OF SUMMARY AND FINANCIAL ESTIMATE

WHEREAS, the influent screen at the Wastewater Treatment Plant failed unexpectedly, and City staff is working with the manufacturer to gather quotes to see if it can be repaired or must be fully replaced; and

WHEREAS, such equipment is necessary for the permitted removal of solids from influent waste streams required by the City's Department of Ecology NPDES permit; and

WHEREAS, the occurrence of this unforeseen circumstance was beyond the control of City staff, and, absent immediate responsive action, it presents a real, immediate threat to the proper performance of an essential municipal function – namely meeting the requirements of the NPDES permit; and

WHEREAS, the longer the influent screen is not properly functioning, the greater risk that adverse impacts could be suffered by the treatment process; and

WHEREAS, time is of the essence in this emergency situation, and the typically-applicable competitive bidding process for public works projects would – if followed – simply be too slow of a process for remedying this emergency situation; and

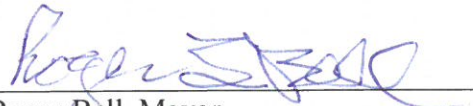
WHEREAS, City staff has recommended: (1) that the City Council declare this situation to be an "emergency", per RCW 39.04.280; (2) that the City Council waive the typically-applicable competitive bidding requirements; (3) that the City Council authorize Public Works to sign one or more contracts to purchase all necessary replacement equipment and to obtain all necessary installation services without delay or further approval, at a combined estimated cost of \$125,000.00 but with authorization granted for up to \$200,000.00; and (4) that all work be allowed to commence without delay or further approval.

WHEREAS, the City Council finds that good cause exists;

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

1. This situation constitutes an “emergency”, per RCW 39.04.280, for the factual reasons recited above; and such statements are adopted by the City Council as its own findings and conclusions;
2. All typically-applicable competitive bidding requirements are waived with regard to purchasing necessary replacement equipment and obtaining necessary planning and/or installation services; and
3. The Public Works Director is authorized to sign one or more contracts, on behalf of the City, to purchase all necessary replacement equipment and to obtain all necessary planning and/or installation services without delay or further approval, at a combined estimated cost of \$125,000.00 (but Public Works can pay a lower cost if that somehow proves possible, and is authorized to spend up to \$200,000.00 if that for some reason proves necessary).
4. All work is authorized to commence without delay or further approval.
5. Because this is an emergency situation, this Ordinance shall take effect immediately, and the typically-applicable five-day-publication-prior-to-effectiveness requirements (of RCW 35A.12.130 (3rd ¶) and .160 (1st and 2nd ¶¶)) shall not apply.
6. Consistent with RCW 39.04.020 (2nd ¶), a description of this emergency situation and the financial estimate for the necessary immediate responsive action shall be published in the City’s official newspaper within seven (7) days after commencement of the work.

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



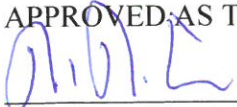
Roger Bell, Mayor

ATTEST:



Kim Grimm, Clerk/Treasurer

APPROVED AS TO FORM:



Rob Case, City Attorney

From: [Neumeyer, Eric](#)
To: [Wallace, Rocky](#)
Subject: Screen at WWTF
Date: Wednesday, January 17, 2024 7:32:27 AM
Attachments: [image001.png](#)

From: Baines Charles <charles.baines@savecowaterna.com>
Sent: Tuesday, January 16, 2024 2:04 PM
To: Chris McCalib <chris@tec-nw.com>
Cc: Bob Smith <Bob@tec-nw.com>
Subject: RE: Selah headworks Screen

Chris, have attached the budget estimate for this opportunity below:

Project: Selah WA WWTP
Project No.: WEC#223462

Equipment: One (1) FSM Perforated Filter Screen Model FRSIII 650 x 60/6
Budget Price: \$100,000-\$125,000
Application: Municipal Wastewater
Peak Flow Rate Solids Handling Capacity: 1.5 MGD
Motor: Drive System – 1 HP
Automatic Cleaning Brush– 2.0 HP

Power: 480/3/60

Material of Construction: 304SS

Controls:

- Control to be provided by others, not SAVÉCO.

Freight: FOB Gurnee, IL; freight included to job site.

Startup: 1 trip, 2 days

Exclusions: Taxes, electrical wiring, conduit or electrical equipment, piping, valves, or fittings, shimming material, lubricating oil or grease, shop or field painting, field welding, erection, hoist or lifting apparatus, detail shop fabrication drawings, performance testing, unloading, storage, concrete work, civil design, grating, platforms, stairs, hand railing, dumpster (except as specifically noted)

Note that before we can give a final official price, we would need the downstream water levels in order to provide accurate calculations for this project.

Thanks,

Eric Neumeyer

Waste Water Supervisor



City Of Selah

115 West Naches Ave. Selah, WA. 98942

Eric.Neumeyer@selahwa.gov

509-698-7321

COUNCIL ROLL CALL LIST: Meeting Date: 01/23/2024

| YES | ROLLCALL | NO |
|-----|---------------------------|----|
| ✓ | Councilmember Monaghan | |
| ✓ | Councilmember Peterson | |
| | Councilmember Marquis | ✓ |
| ✓ | Councilmember Costello | |
| ✓ | Councilmember Wickenhagen | |
| ✓ | Councilmember Longmire | |
| ✓ | Councilmember Iverson | |
| — | RESULTS | — |
| — | PASS (Y) (N) | — |

| YES | 13-A | NO |
|-----|----------------------------------|----|
| ✓ | Councilmember Monaghan | |
| ✓ | Councilmember Peterson | |
| | Councilmember Marquis | |
| ✓ | Councilmember Costello 1 | |
| ✓ | Councilmember Wickenhagen 2 | |
| ✓ | Councilmember Longmire | |
| ✓ | Councilmember Iverson | |
| 0 | RESULTS | — |
| | PASS (Y) (N) | |

Roll call

| YES | CONSENT | NO |
|-----|-----------------------------|----|
| | Councilmember Monaghan | |
| | Councilmember Peterson 2 | |
| | Councilmember Marquis | |
| | Councilmember Costello | |
| | Councilmember Wickenhagen 1 | |
| | Councilmember Longmire | |
| | Councilmember Iverson | |
| | RESULTS | |
| ✓ | PASS (Y) (N) | |

By voice vote

| YES | 13-B | NO |
|-----|----------------------------------|----|
| ✓ | Councilmember Monaghan | |
| ✓ | Councilmember Peterson | |
| | Councilmember Marquis | |
| ✓ | Councilmember Costello | |
| ✓ | Councilmember Wickenhagen | |
| ✓ | Councilmember Longmire 2 | |
| ✓ | Councilmember Iverson 1 | |
| 0 | RESULTS | — |
| | PASS (Y) (N) | |

Roll call