



The City of Selah's Comprehensive Plan Housing Element & House Bill 1220/RCW 36.70A.070(2)

How does the City of Selah measure up and/or what work has to be done to accomplish these requirements.



WHAT DOES HOUSE BILL 1220 REQUIRE IN A NUT SHELL

- ▶ Projected housing needs for all economic segments of the population (moderate, low, very low and extremely low income).
 - ▶ Projections will be provided at the county level and must be incorporated into local planning efforts.
 - ▶ This includes projected need for emergency housing, emergency shelters and permanent supportive housing.
- ▶ Provisions for moderate density housing options within an Urban Growth Area (UGA), including but not limited to duplexes, triplexes and townhomes.
- ▶ Adequate housing for existing and projected needs for all economic segments of the community. This includes sufficient land capacity for all projected housing, and assessment of zoning and development regulations to allow, encourage and incentivize housing to meet the projected housing needs in each income group.
- ▶ Racially disparate impacts, displacement and exclusion in housing policies and regulations, and recommended policies to address any identified impacts.



DEEPER DIVE INTO HB 1220/RCW 36.70A.070

- ▶ A housing element ensuring the vitality and character of established residential neighborhoods that:
 - ▶ Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:
 - ▶ (i) Units for moderate, low, very low, and extremely low-income households; and
 - ▶ (ii) Emergency housing, emergency shelters, and permanent supportive housing;
 - ▶ (b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
 - ▶ (c) Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;




DEEPER DIVE INTO HB 1220/RCW 36.70A.070


- ▶ A housing element ensuring the vitality and character of established residential neighborhoods that:
 - ▶ (d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including:
 - ▶ (i) Incorporating consideration for low, very low, extremely low, and moderate-income households;
 - ▶ (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
 - ▶ (iii) Consideration of housing locations in relation to employment location; and
 - ▶ (iv) Consideration of the role of accessory dwelling units in meeting housing needs;
 - ▶ (e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
 - ▶ (i) Zoning that may have a discriminatory effect;
 - ▶ (ii) Disinvestment; and
 - ▶ (iii) Infrastructure availability;

DEEPER DIVE INTO HB 1220/RCW 36.70A.070

- ▶ A housing element ensuring the vitality and character of established residential neighborhoods that:
 - ▶ (f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
 - ▶ (g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
 - ▶ (h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.
- ▶ In counties and cities subject to the review and evaluation requirements of RCW [36.70A.215](#), any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified. The housing element should link jurisdictional goals with overall county goals to ensure that the housing element goals are met.



DEEPER DIVE INTO HB 1220/RCW 36.70A.070

- ▶ The adoption of ordinances, development regulations and amendments to such regulations, and other nonproject actions taken by a city that is required or chooses to plan under RCW [36.70A.040](#) that increase housing capacity, increase housing affordability, and mitigate displacement as required.
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A BRIEF LOOK AT THE CITY OF SELAH'S COMPREHENSIVE PLAN HOUSING ELEMENT

- Does the City of Selah have a Housing Element? – **YES we do.**
- Does the Housing Element contain a housing stock/inventory? – **YES it does.**
- Does the Housing Element housing stock/inventory contain relevant data and/or provide projected housing needs for all economic segments of the population? – **No it does not.**

Table 5-1 Housing Type (1990 and 2015)

| HOUSING TYPE (1990) | | | | |
|---------------------|-------------|---------------|--------------|------------------|
| | Total Units | Single Family | Multi-Family | Mobile and Other |
| City of Selah | 1,930 | 1,359 (70%) | 504 (26%) | 67 (4%) |
| Yakima County | 70,852 | 49,356 (70%) | 11,174 (16%) | 10,322 (14%) |
| HOUSING TYPE (2015) | | | | |
| City of Selah | 2,912 | 2,098 (72%) | 783 (27%) | 31 (1%) |
| Yakima County | 87,982 | 57,719 (66%) | 16,765 (19%) | 13,498 (15%) |

Source: 1990: U.S. Bureau of the Census, Census of Population, Washington; 2015: OFM 2015.

Table 5-2 Housing Tenure, Value, and Vacancy, 2000-2014

| | Total Occupied Units | Owner-occupied | Median Home Value | Homeowner Vacancy | Renter Occupied | Median Rent | Rental Vacancy Rate |
|---------------|----------------------|----------------|-------------------|-------------------|-----------------|-------------|---------------------|
| 2000 | | | | | | | |
| City of Selah | 2,269 | 1,256 (56%) | \$133,100 | NA | 1,012 (45%) | \$612 | 7.20% |
| Yakima County | 73,993 | 47,670 (64%) | \$113,800 | NA | 26,323 (36%) | \$534 | 3.60% |
| 2010 | | | | | | | |

¹State of Washington 2015 Population Trends, Office of Financial Management, September 2015.

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City of Selah 2017 Comprehensive Plan: Housing Element

| City of Selah | 2,475 | 1,458 (58%) | 178,400 | 0.5 | 1,017 (41%) | 719 | 3.60 |
|---------------|--------|-------------|-----------|------|-------------|-------|-------|
| Yakima County | 79,075 | 50,710 | \$149,700 | 1.5% | 28,365 | \$644 | 4.50% |
| 2014 | | | | | | | |
| City of Selah | 2,937 | 1,686 (57%) | \$200,900 | 0.6 | 1,251 (43%) | \$831 | 8.70% |
| Yakima County | 79,717 | 49,287 | \$157,900 | 1.9 | 30,430 | \$771 | 4.20% |

Source: 2000: U.S. Bureau of the Census, 2000 Census of Population, Washington; 2010 and 2014: U.S. Bureau of the Census, American Community Survey 5-Year Estimates.



A BRIEF LOOK AT THE CITY OF SELAH'S COMPREHENSIVE PLAN HOUSING ELEMENT

- ▶ Does the Housing Element contain provisions for emergency housing, emergency shelters and permanent supportive housing? – **Not really.**
- ▶ The plan does contains one sentence that addresses special housing needs, and a couple of paragraphs addressing the Yakima County Housing Authority and Section 8 housing.
- ▶ Does the Housing Element provide guidance for provisions for moderate density housing options which include duplexes, triplexes, townhouses, and other housing options? – **Not really.**
- ▶ The plan speaks briefly to Selah allowing manufactured housing, indicates that the allowance of accessory housing would help the city address growing housing prices, and indicates that cluster development may be another option that the city could consider allowing.



A BRIEF LOOK AT THE CITY OF SELAH'S COMPREHENSIVE PLAN HOUSING ELEMENT

- ▶ 1. Does the Housing Element contain a land use capacity analysis showing that the city has sufficient zoned properties to support the current and future development needs for the various housing types and income groups? – **No it does not.**
- ▶ The Housing Element states that the city has a demand for 731 dwelling units by 2037 with approximately 269 acres of property required to support those dwelling units of unknown type and income group. **However, as to whether there is sufficiently zoned property to support this development, the plan simply states that sufficient zoned property exists.**
- ▶ The Housing Element **does contain** some information regarding affordable housing programs, and incentivized housing strategies to meet the projected housing need, however much of **the information is grossly out of date.**
- ▶ Does the Housing Element contain an assessment for racially disparate impacts, displacement and exclusion in housing policies. – **No it does not.**
- ▶ Does the City have adopted development regulations that address all of these requirements? – **No we do not.**



A BRIEF LOOK AT THE CITY OF SELAH'S COMPREHENSIVE PLAN HOUSING ELEMENT

VI. 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.

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.

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

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

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

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.

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.

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

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.

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

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.

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.

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

City of Selah 2017 Comprehensive Plan:

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Housing Element

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.

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