





# Selah, Washington Housing Action Plan (HAP)





Planning Commission Briefing  
19 April 2023

## **1 Housing needs analysis**

-  1.1 Analyze population/employment trends
-  1.2 Identify housing needs
-  1.3 Collect data on housing conditions
-  1.4 Evaluate comprehensive plan housing element
- 1.5 Review effectiveness of regulations/processes
- 1.6 Perform in-fill capacity analysis
- 1.7 Identify displacement risks

**Deliverable - Conditions/housing needs analysis report**

## **2 Provide public participation and input**

-  2.1 Identify outreach groups
-  2.2 Review existing information
- 2.3 Conduct workshop with public
- 2.4 Conduct survey of voter households
- 2.5 Conduct workshops with stakeholder groups

**Deliverable - Public engagement plan/results**

## **3 Evaluate/develop policies and tools**

- 3.1 Develop strategies to increase supply
- 3.2 Develop anti-displacement strategies
- 3.3 Review strategies for equity, barriers, gaps
- 3.4 Develop action plan for implementation

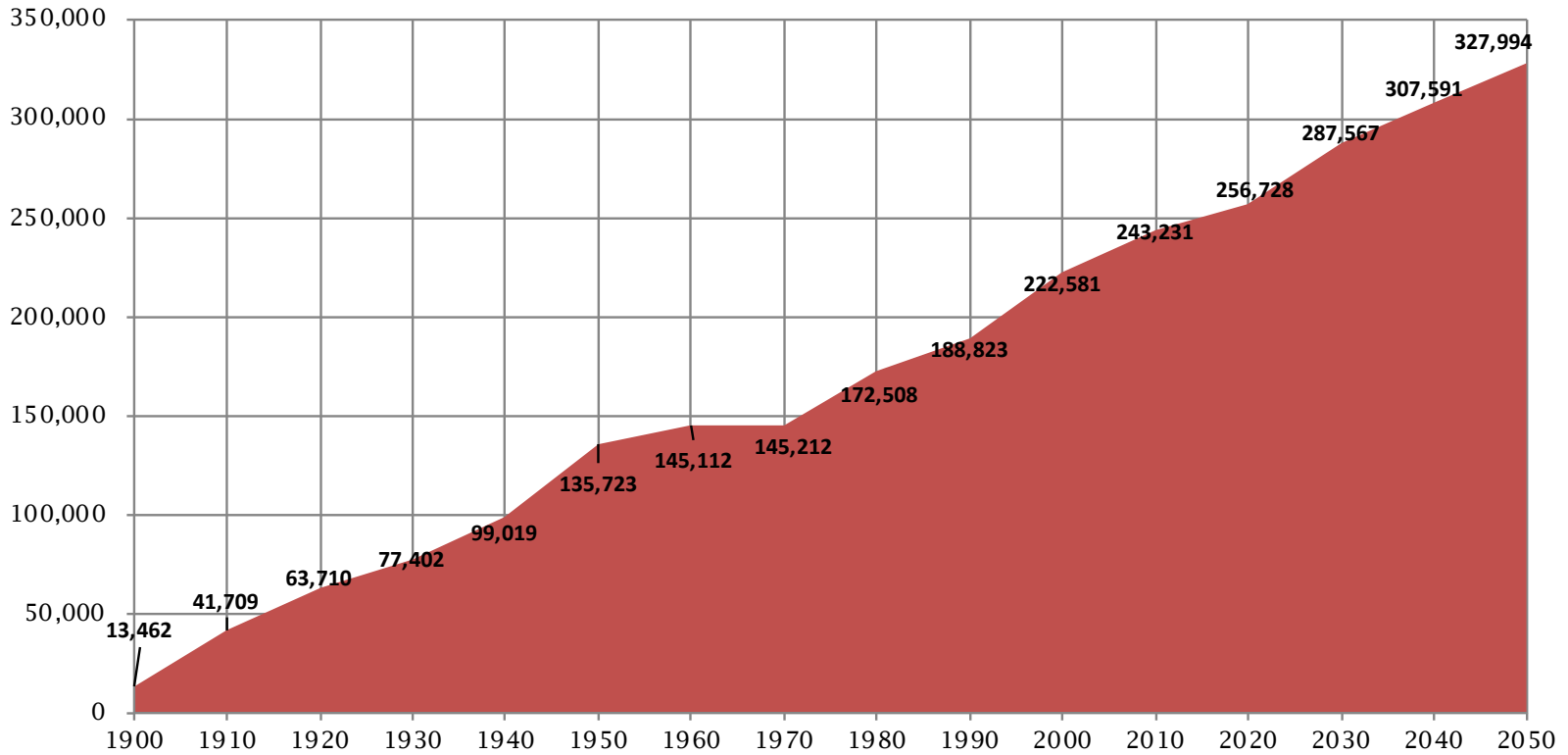
**Deliverable - draft housing action plan (HAP)**

## **4 Publish/adopt housing action plan (HAP)**

- 4.1 Conduct Planning Commission hearing/edits
- 4.2 Conduct City Council hearing/edits
- 4.3 Prepare resolution for adoption

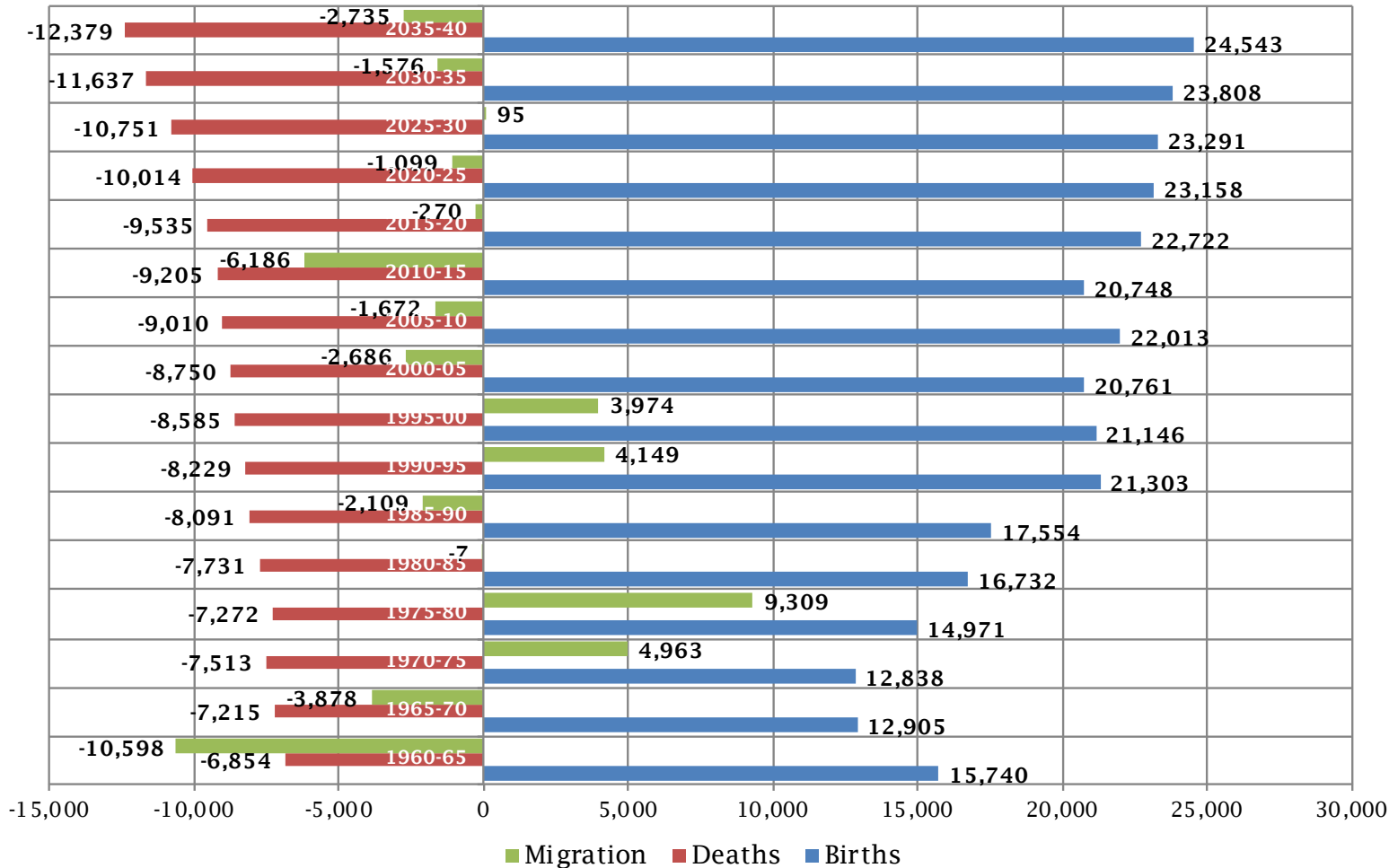
**Deliverable - Adopted Housing Action Plan (HAP)**

## Yakima County population projections



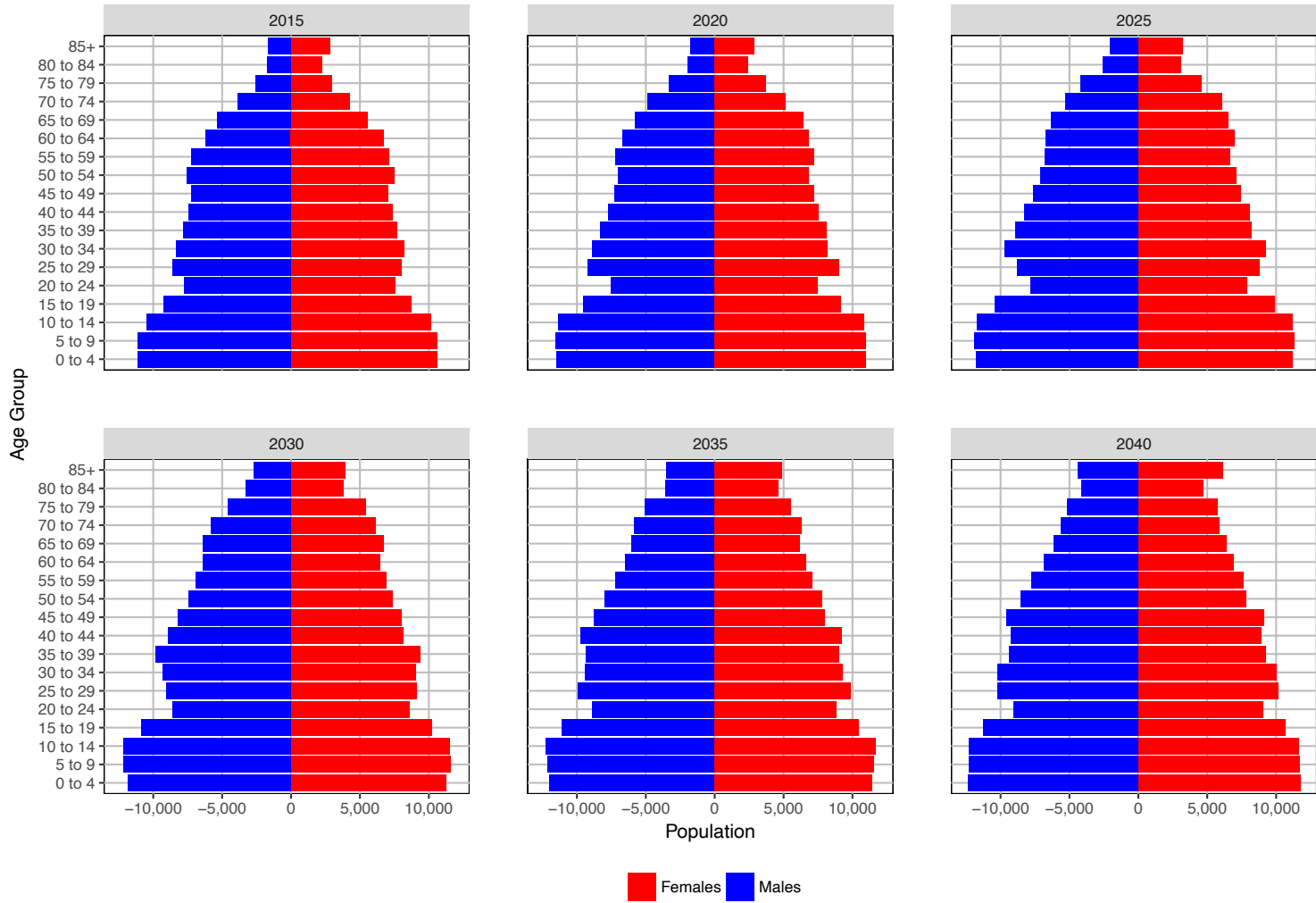
Source: WA OFM Medium Series 2018

## Yakima County 1960-2040 Net Change

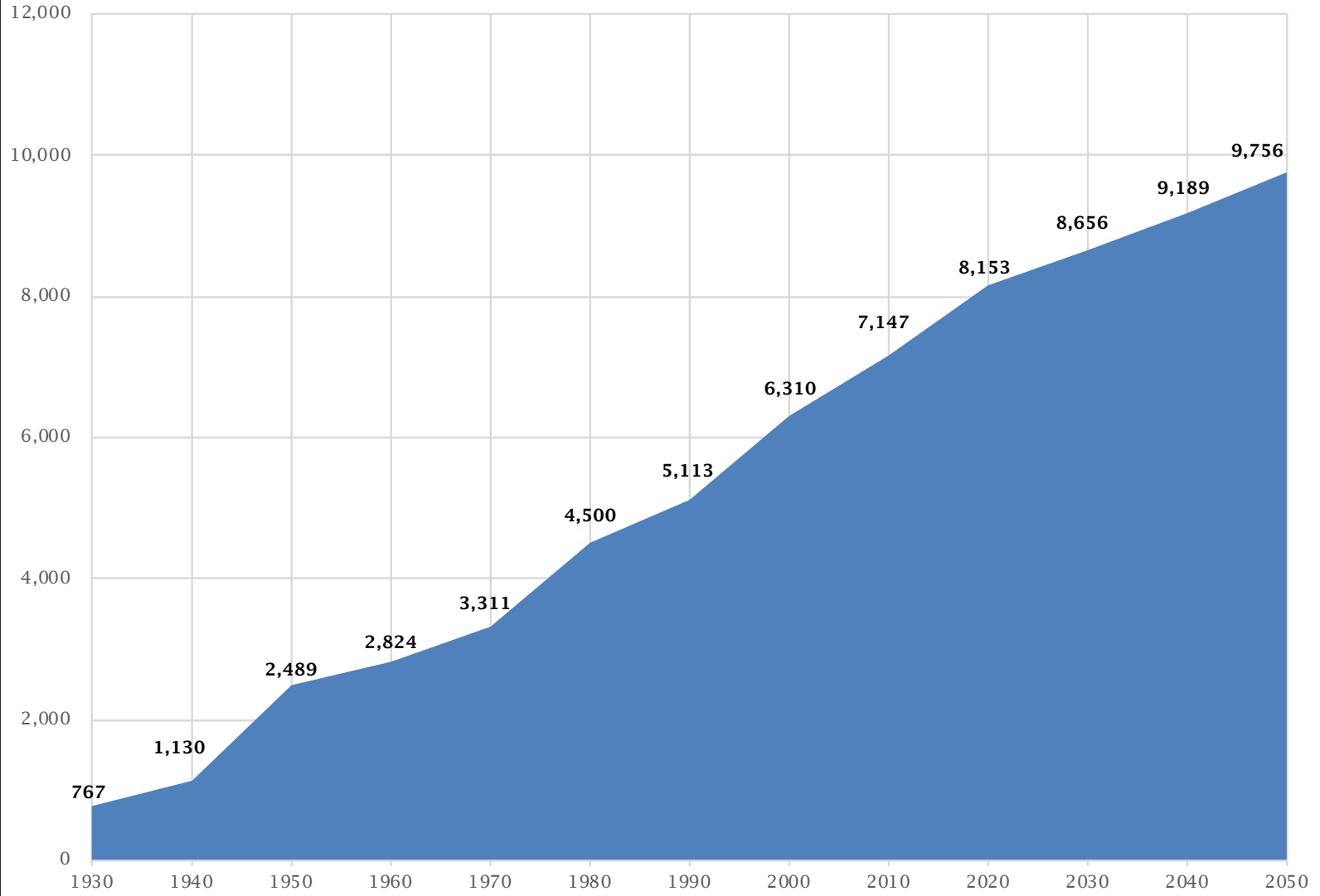


# Yakima County, 2017 GMA Projections

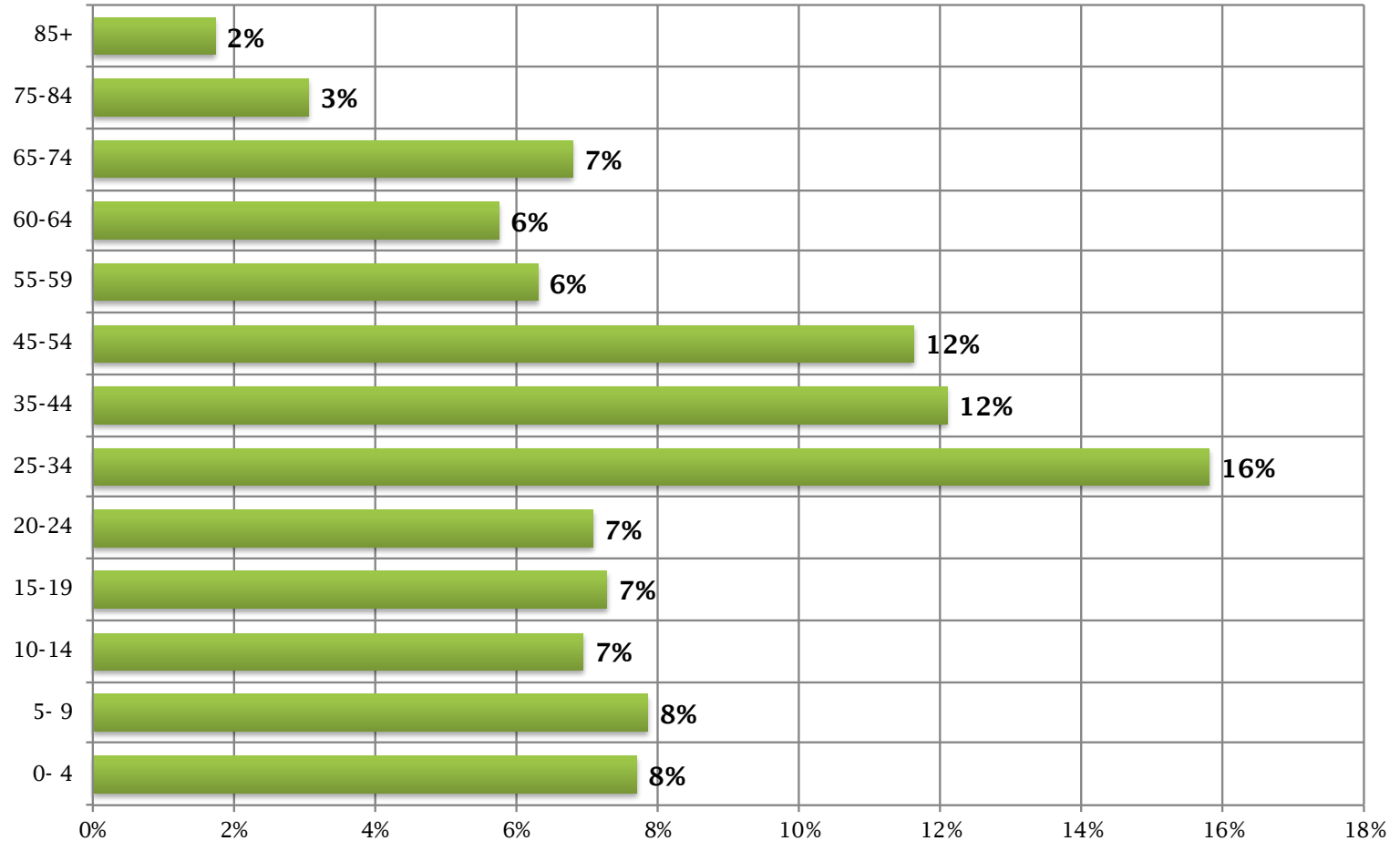
## Medium Series Age Distributions



## Selah population



## Age distribution in Selah 2021



Source: American Community Survey (ACS) 2017-2021

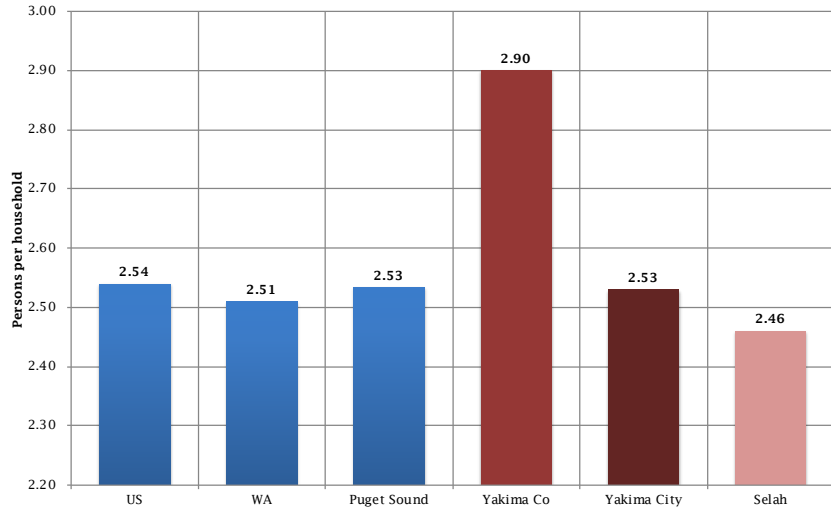
# ACS – American Community Survey 2017-2021

## Limitations

- The American Community Survey (ACS) - is an ongoing statistical survey by the US Census Bureau sent to approximately 250,000 addresses monthly (or 3,000,000 per year) – margin of error varies from +/-3.0% to +/-14.6% depending on the subject. The ACS regularly gathers information previously contained only in the long form of the decennial census. It is the largest survey other than the decennial census that the Census Bureau administers.
- The HAP demographic characteristics - are taken from the ACS's most current compilations for the combined 2017 to 2021 years for Twisp, Winthrop, Methow Valley CCD, Early Winters CCD, Okanogan County, Washington State, and the US. Given the small populations in Twisp and Winthrop and the limited sampling the results are likely to be typical but not overtly accurate of actual existing conditions.
- The 2020 Decennial Census - was conducted in 2020 and is still being compiled with the following scheduled release dates:
  - Demographic profiles – May 2023
  - Demographic and housing characteristics – May 2023
  - Detailed demographic and housing characteristics – August 2023

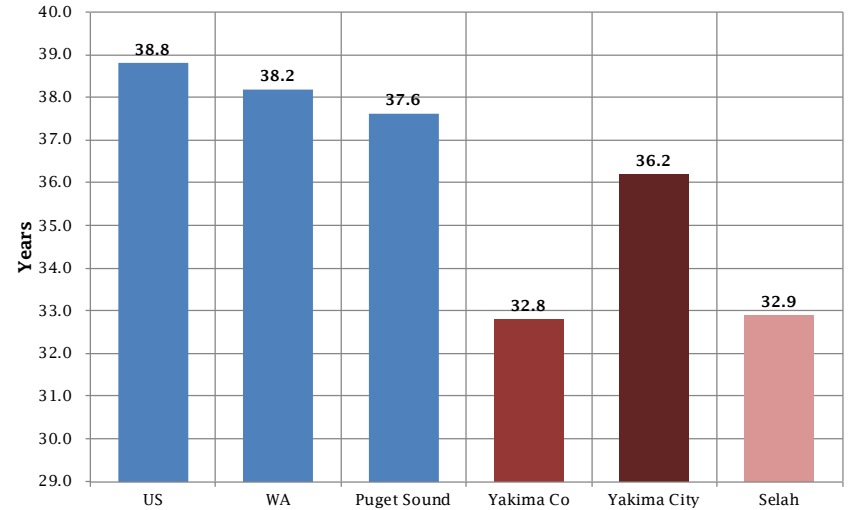


**Average household size**



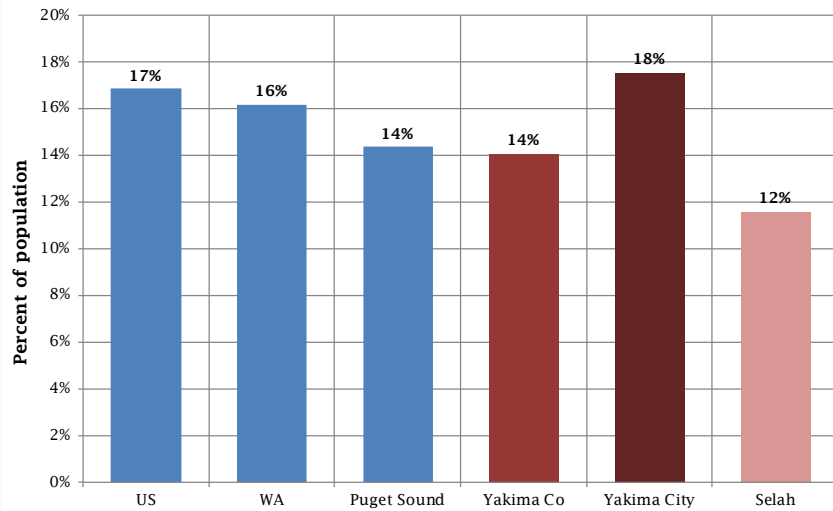
Source: American Community Survey (ACS) 2017-2021

**Median age**



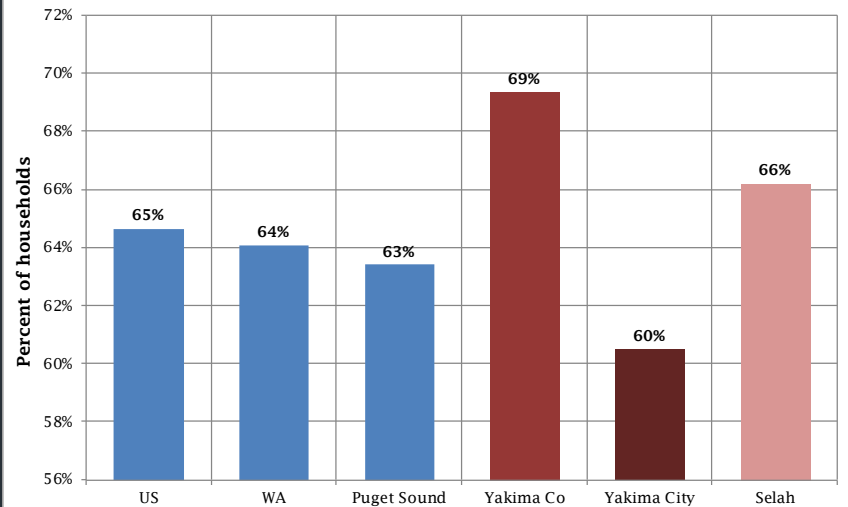
Source: American Community Survey (ACS) 2017-2021

**Percent 65+**



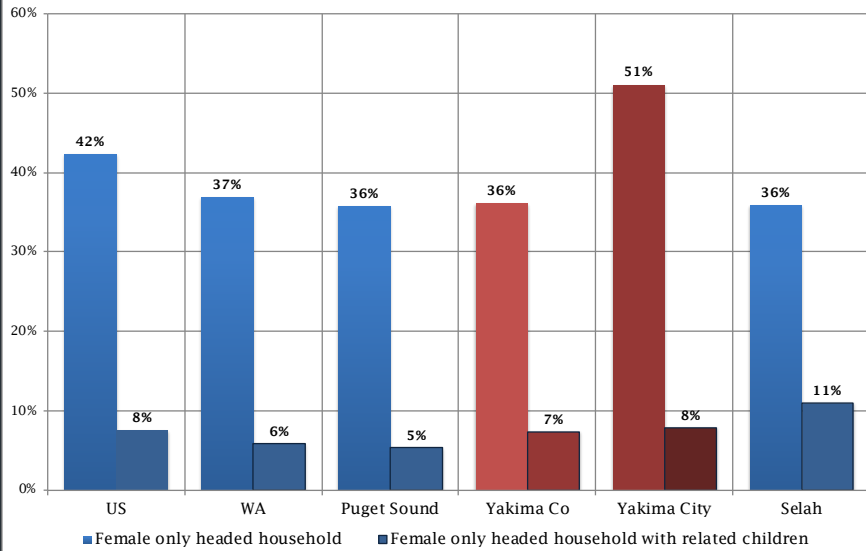
Source: American Community Survey (ACS) 2017-2021

**Percent households in families**

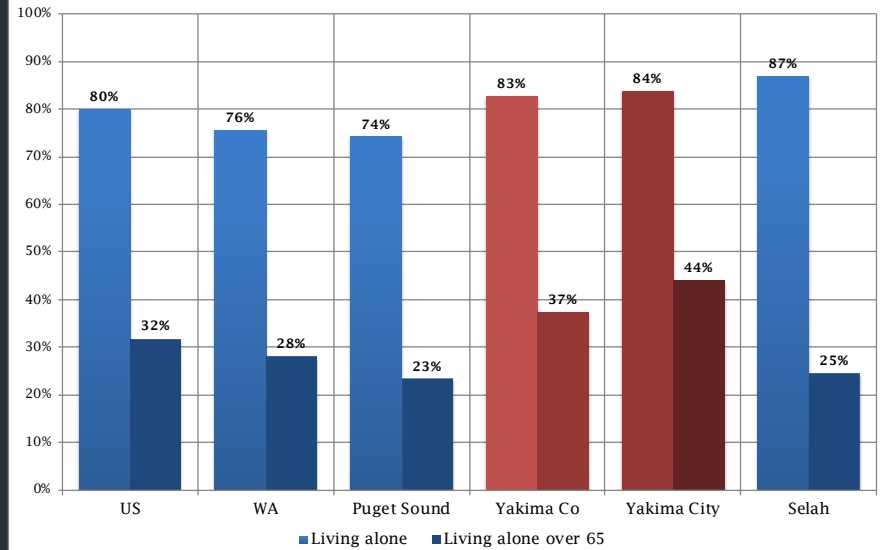


Source: American Community Survey (ACS) 2017-2021

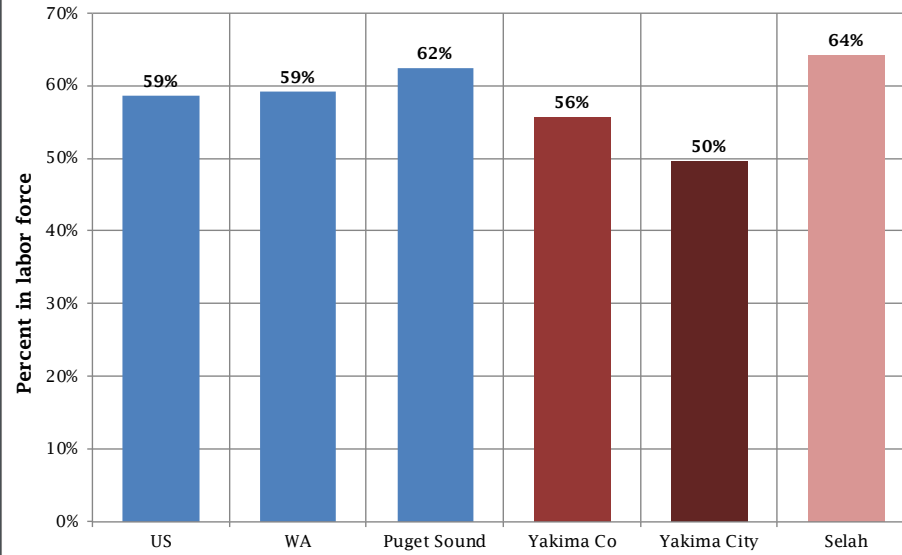
### Female headed households



### Non-family households living alone

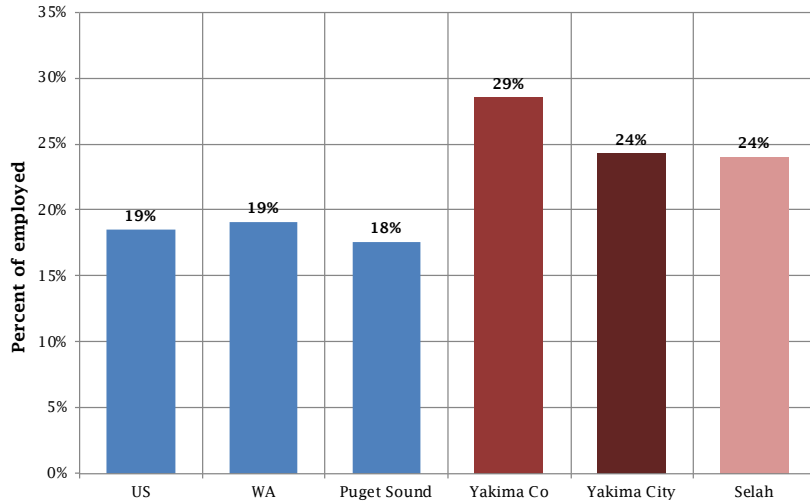


### Percent civilian employed in labor force



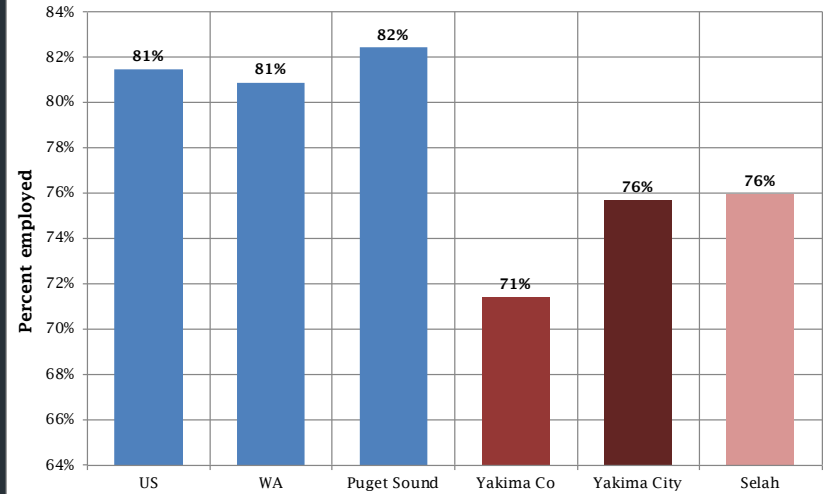
Source: American Community Survey (ACS) 2017-2021

### Percent employed in base industries



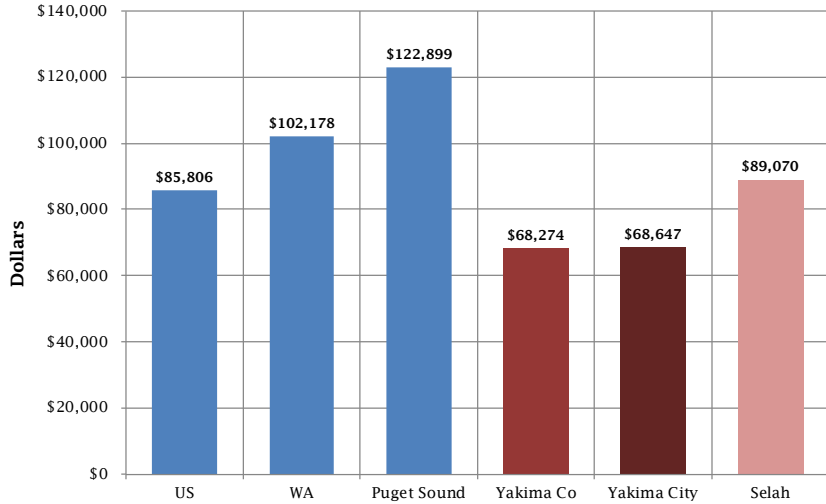
Source: American Community Survey (ACS) 2017-2021

### Percent employed in services



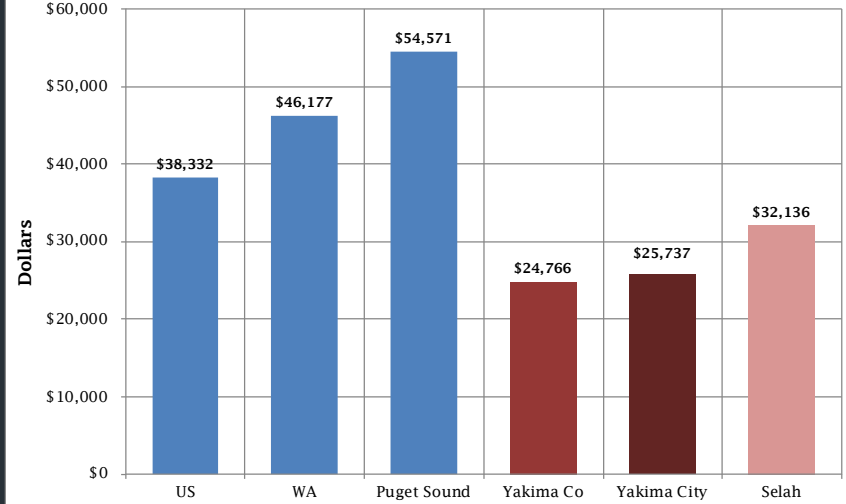
Source: American Community Survey (ACS) 2017-2021

### Median family income



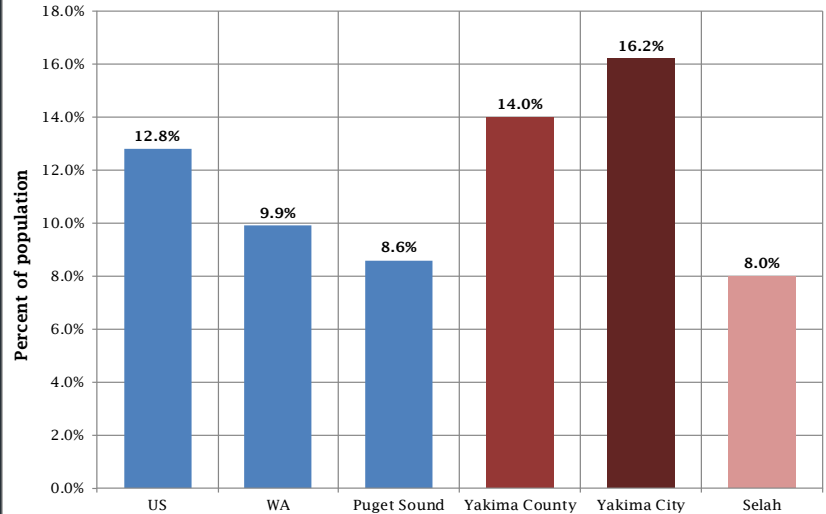
Source: American Community Survey (ACS) 2017-2021

### Median per capita income



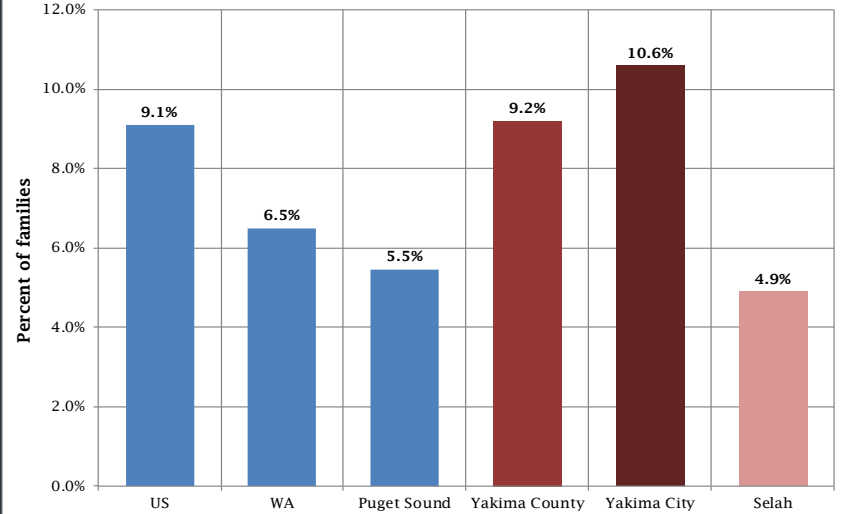
Source: American Community Survey (ACS) 2017-2021

### Percent of population in poverty



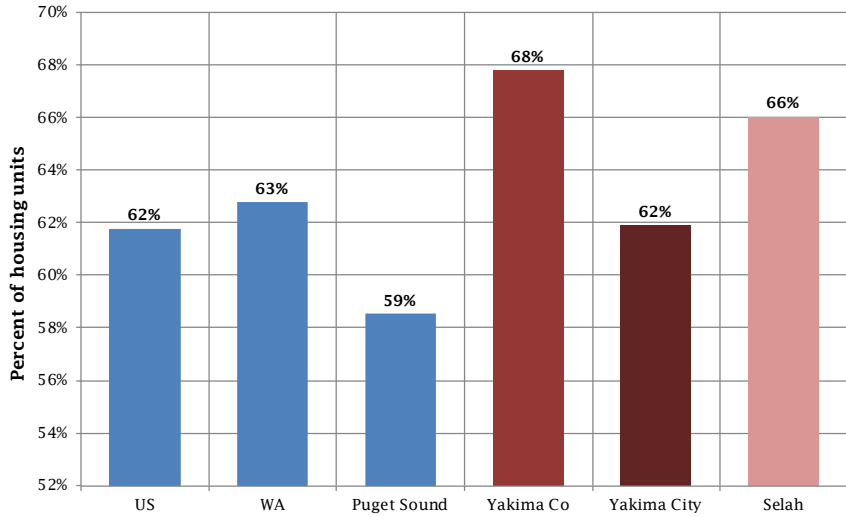
Source: American Community Survey (ACS) 2017-2021

### Total families in poverty



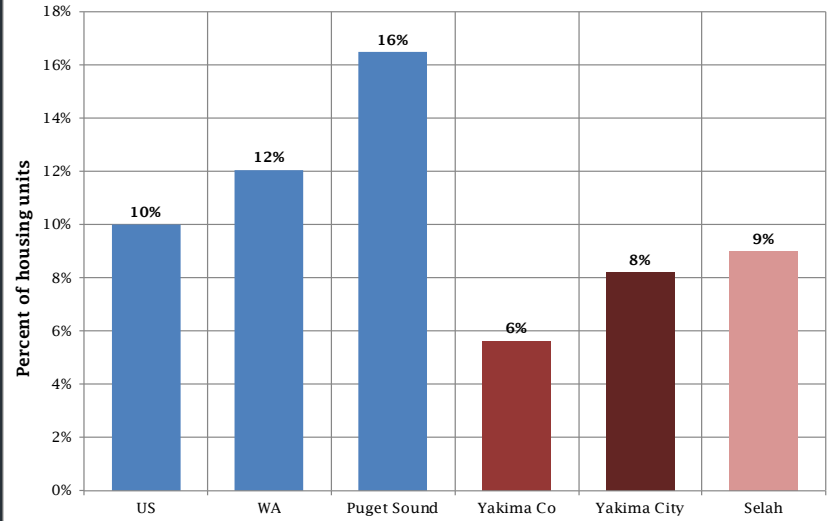
Source: American Community Survey (ACS) 2017-2021

### Percent in detached single family units



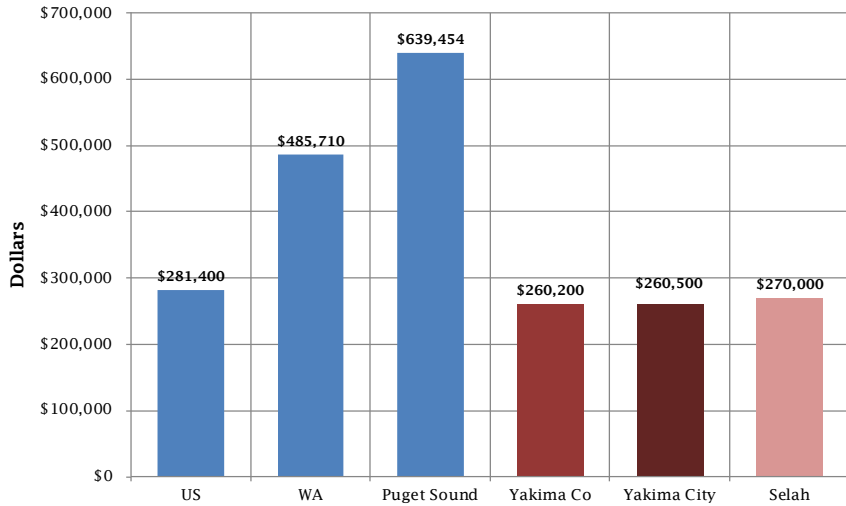
Source: American Community Survey (ACS) 2017-2021

### Percent in multifamily of 20+ units



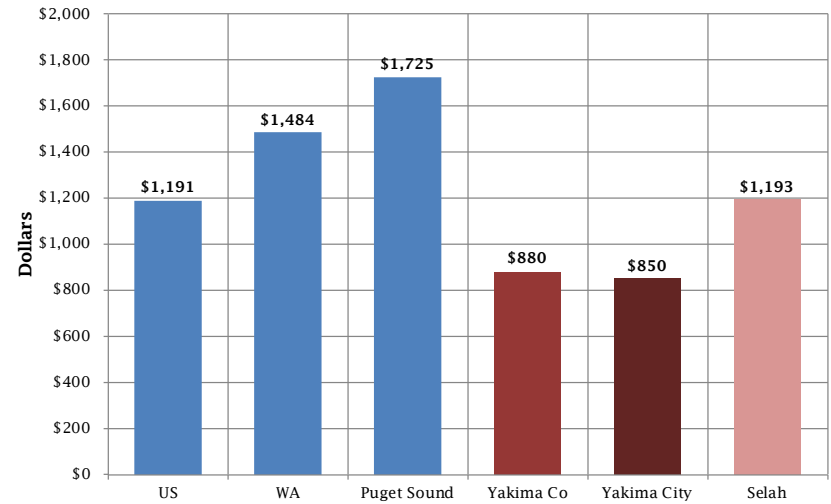
Source: American Community Survey (ACS) 2017-2021

### Median house value



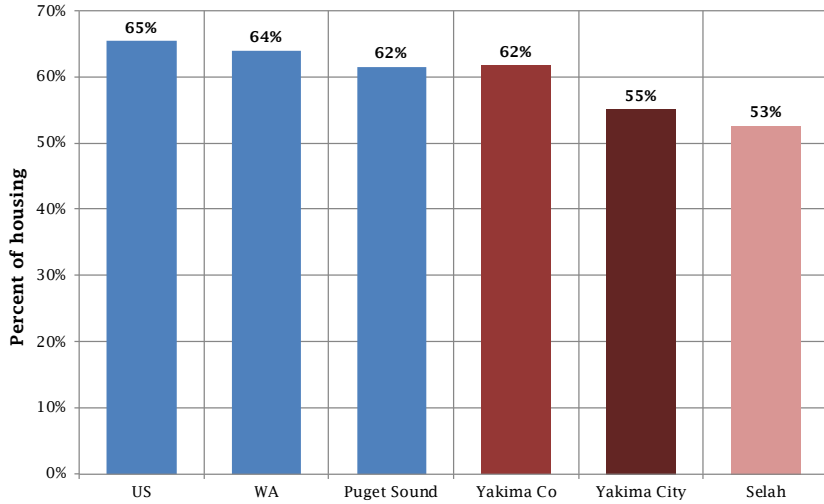
Source: American Community Survey (ACS) 2017-2021

### Median rent



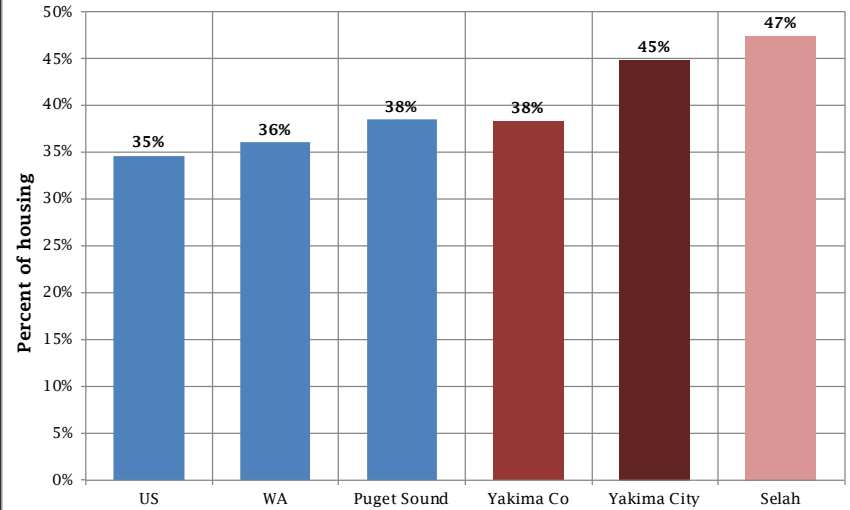
Source: American Community Survey (ACS) 2017-2021

**Percent owner occupied**



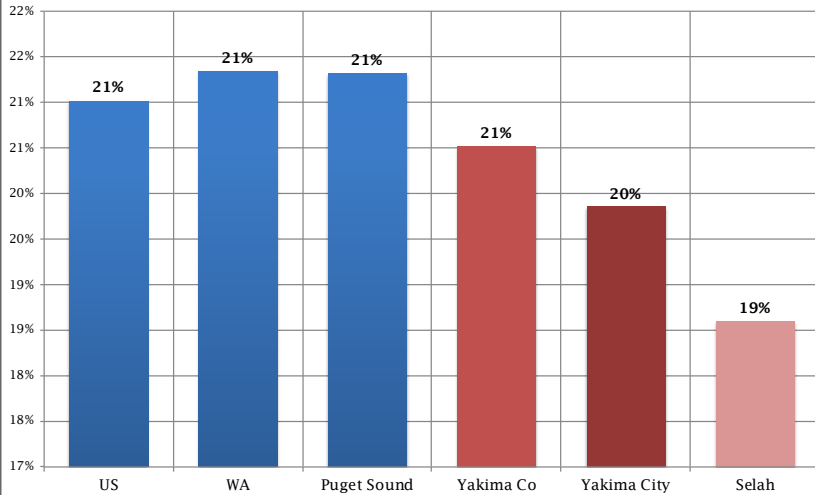
Source: American Community Survey (ACS) 2017-2021

**Percent renter occupied housing units**



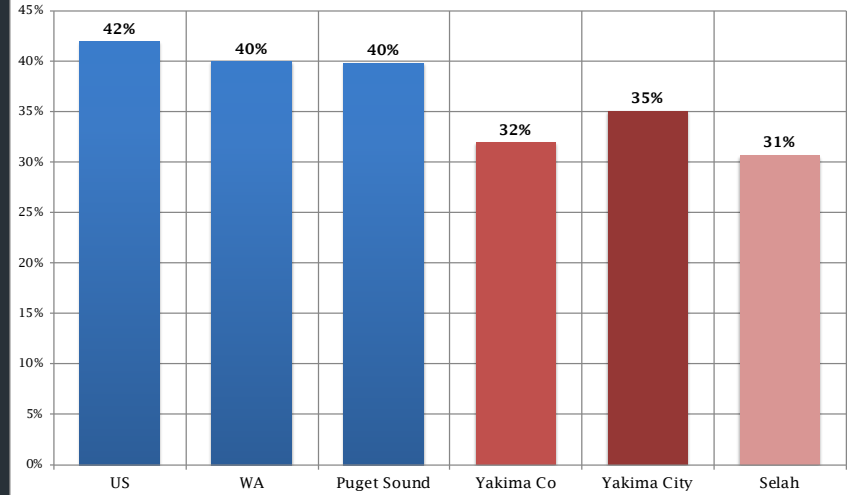
Source: American Community Survey (ACS) 2017-2021

**Owners paying over 35% of income**



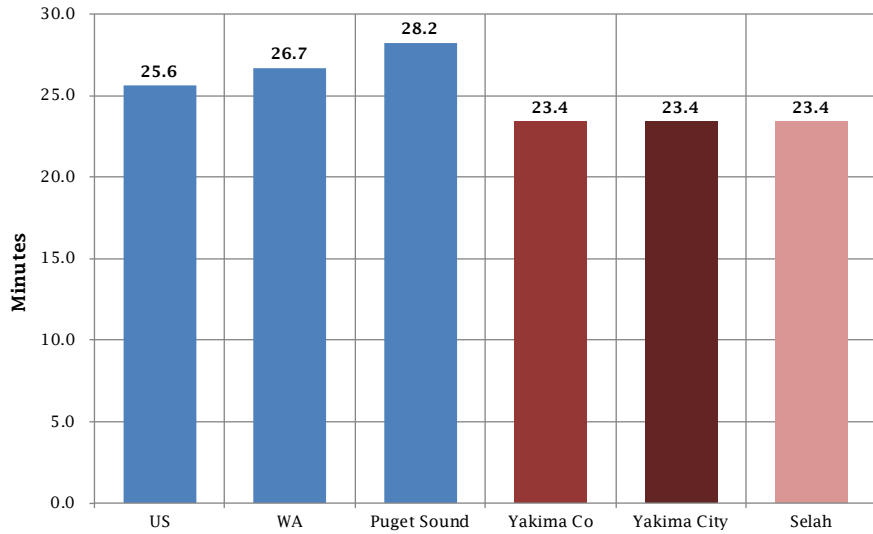
American Community Survey 2017-2021

**Renting households paying over 35% of income**



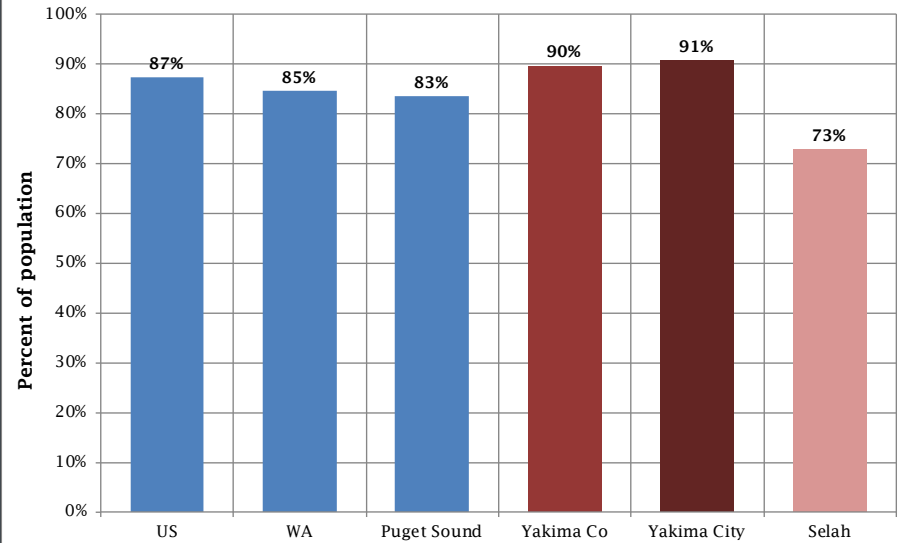
American Community Survey 2017-2021

### Mean travel time to work in minutes



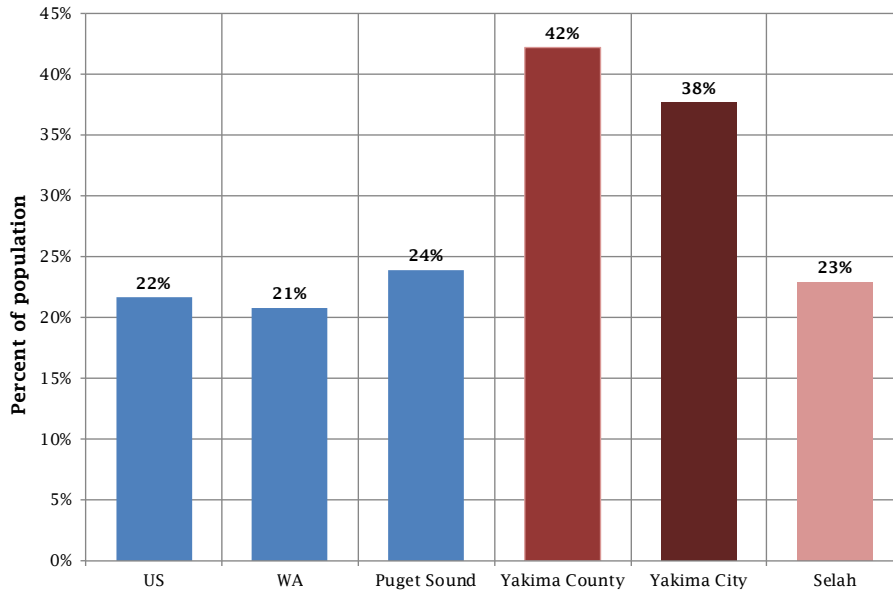
Source: American Community Survey (ACS) 2017-2021

### Resided in same house 1 year ago



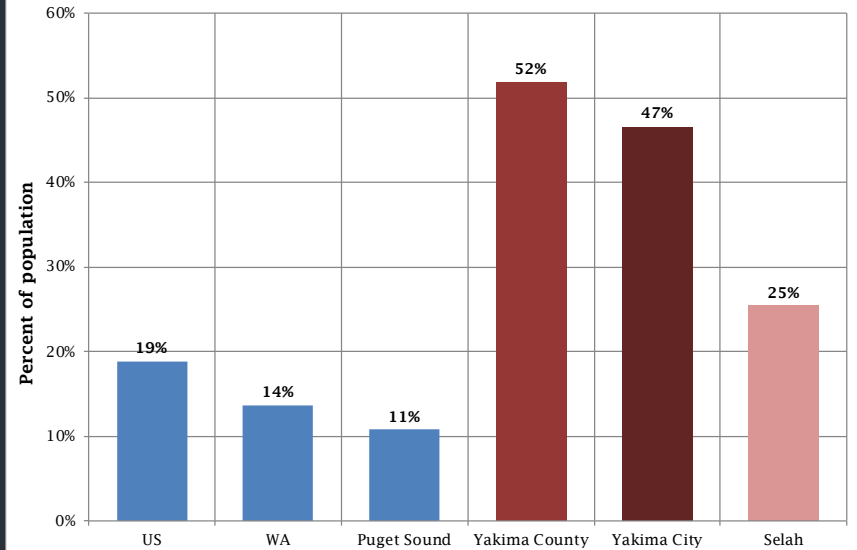
Source: American Community Survey (ACS) 2017-2021

### Language other than English



Source: American Community Survey (ACS) 2017-2021

### Hispanic or Latino of any race



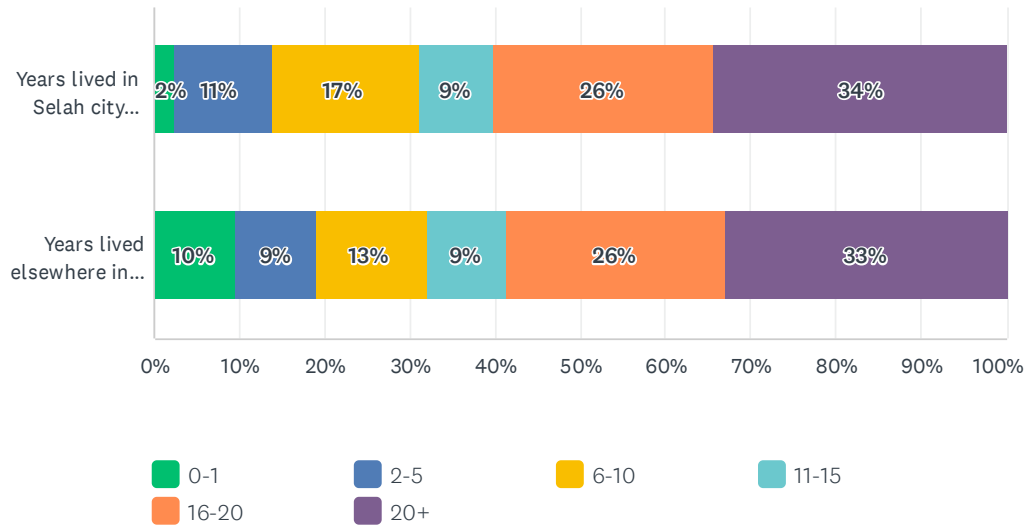
Source: American Community Survey (ACS) 2017-2021



# Resident outreach survey - 791 completions

## Q11 YOUR HOUSEHOLD CHARACTERISTICS How many years have you lived in Selah city limits or elsewhere in Yakima County?

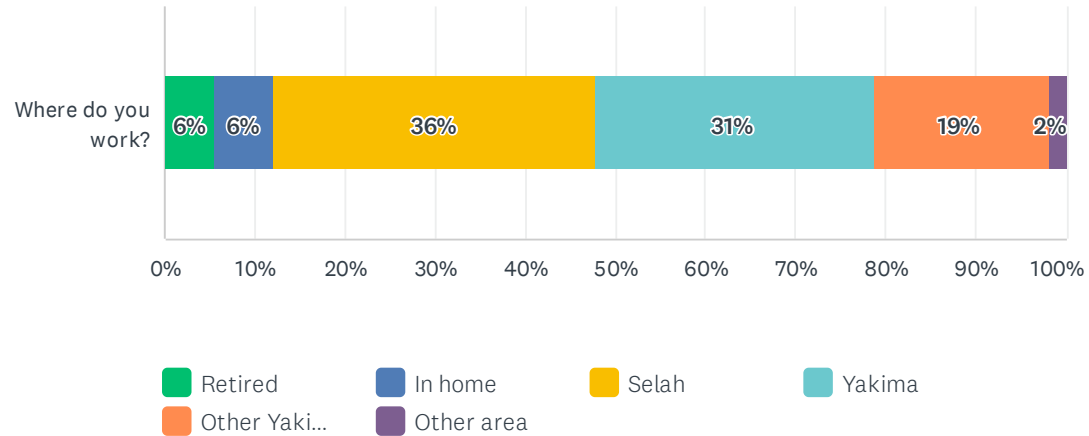
Answered: 787 Skipped: 4



	0-1	2-5	6-10	11-15	16-20	20+	TOTAL	WEIGHTED AVERAGE
Years lived in Selah city limits?	2%	11%	17%	9%	26%	34%	779	4.47
	19	89	134	68	201	268		
Years lived elsewhere in Yakima County?	10%	9%	13%	9%	26%	33%	764	4.30
	74	72	100	70	197	251		

## Q12 Where do you work?

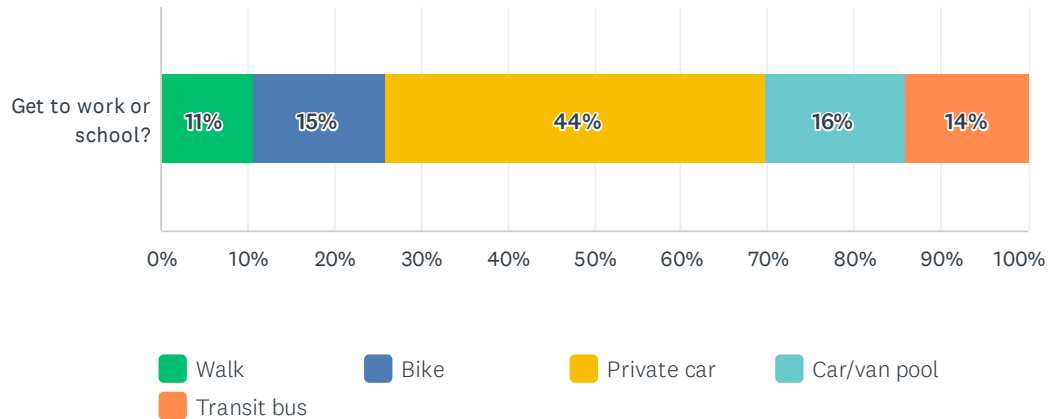
Answered: 785 Skipped: 6



	RETIRED	IN HOME	SELAH	YAKIMA	OTHER YAKIMA COUNTY	OTHER AREA	TOTAL	WEIGHTED AVERAGE
Where do you work?	6%	6%	36%	31%	19%	2%	785	3.58
	44	51	281	242	152	15		

# Q13 How do you typically get to work?

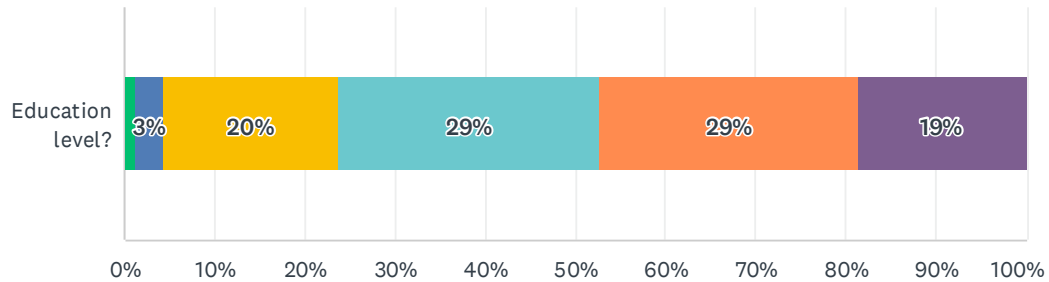
Answered: 770 Skipped: 21



	WALK	BIKE	PRIVATE CAR	CAR/VAN POOL	TRANSIT BUS	TOTAL	WEIGHTED AVERAGE
Get to work or school?	11%	15%	44%	16%	14%	770	3.08
	82	118	337	124	109		

## Q14 What level of schooling have you completed?

Answered: 787 Skipped: 4

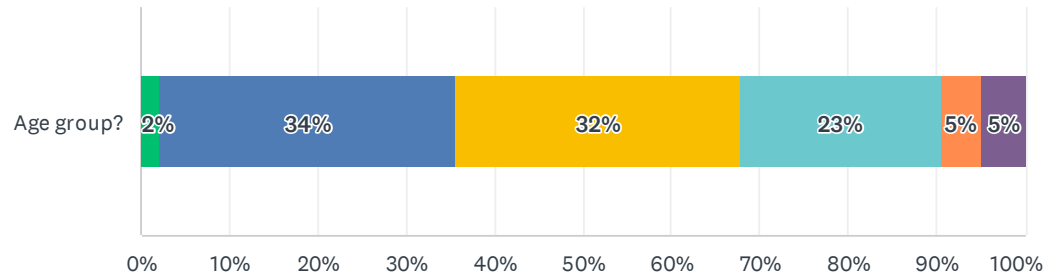


■ Grade school   
 ■ High school   
 ■ Technical s...   
 ■ Some college  
■ College gra...   
 ■ Graduate s...

	GRADE SCHOOL	HIGH SCHOOL	TECHNICAL SCHOOL	SOME COLLEGE	COLLEGE GRADUATE	GRADUATE SCHOOL	TOTAL	WEIGHTED AVERAGE
Education level?	1% 9	3% 24	20% 154	29% 229	29% 225	19% 146	787	4.37

## Q15 What age group are you in?

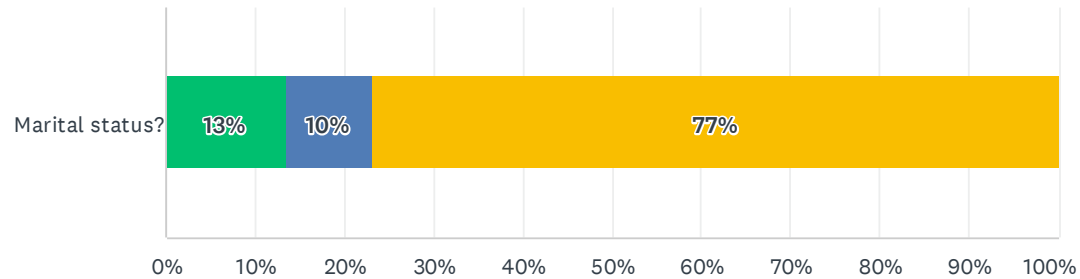
Answered: 787 Skipped: 4



	19-24	25-34	35-44	45-54	55-64	65+	TOTAL	WEIGHTED AVERAGE
Age group?	2%	34%	32%	23%	5%	5%	787	3.09
	16	264	255	178	36	38		

## Q16 What is your marital status?

Answered: 780 Skipped: 11

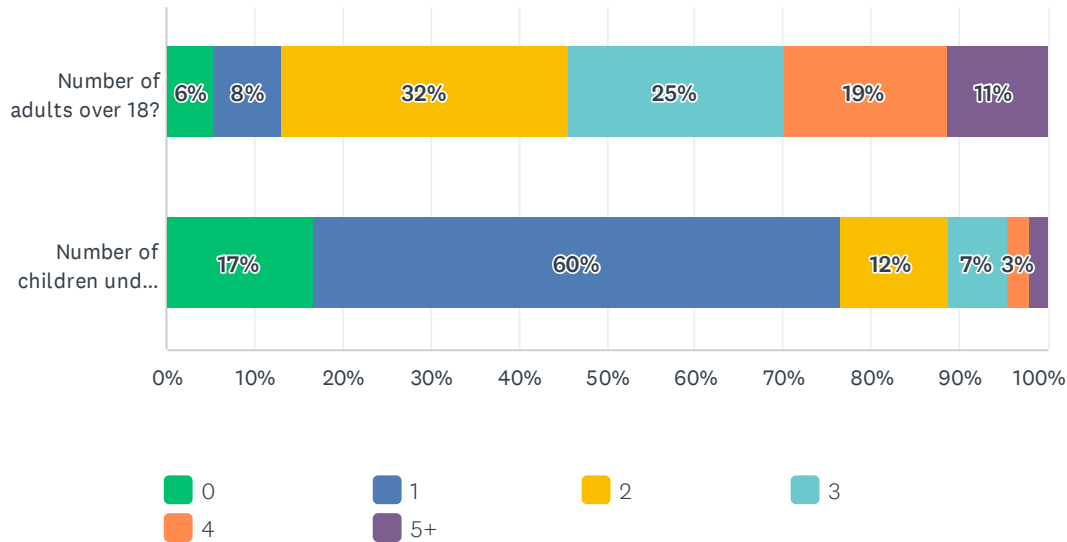


Single Co-habitat Married

	SINGLE	CO-HABITAT	MARRIED	TOTAL	WEIGHTED AVERAGE
Marital status?	13% 105	10% 75	77% 600	780	2.63

# Q17 Including yourself, how many adults and children in your household?

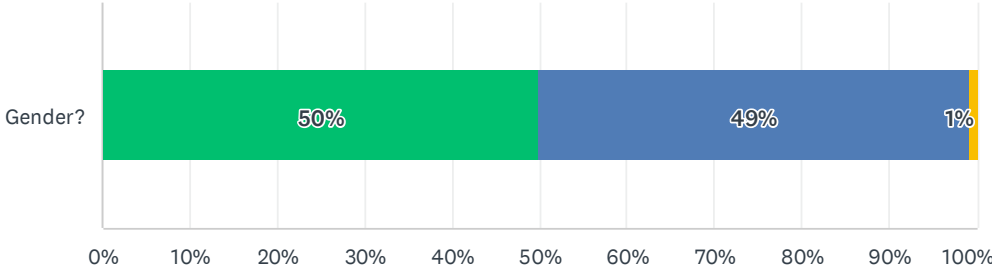
Answered: 788 Skipped: 3



	0	1	2	3	4	5+	TOTAL	WEIGHTED AVERAGE
Number of adults over 18?	6% 43	8% 59	32% 253	25% 192	19% 145	11% 87	779	3.77
Number of children under 18?	17% 127	60% 453	12% 92	7% 52	3% 19	2% 15	758	2.25

# Q18 What is your gender?

Answered: 776 Skipped: 15



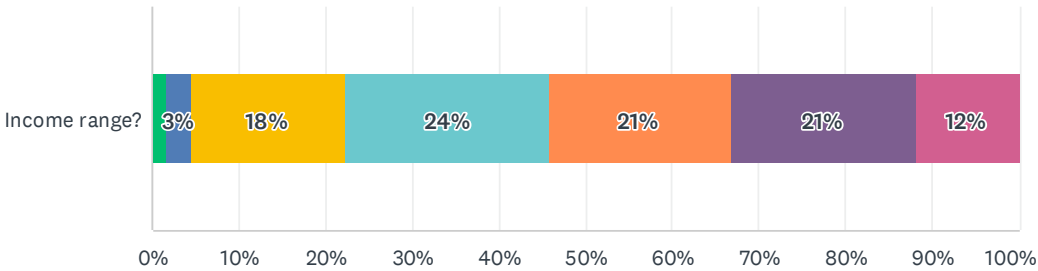
Male Female Other

	MALE	FEMALE	OTHER	TOTAL	WEIGHTED AVERAGE
Gender?	50% 388	49% 381	1% 7	776	1.51



# Q19 What is your household's annual income range?

Answered: 769 Skipped: 22

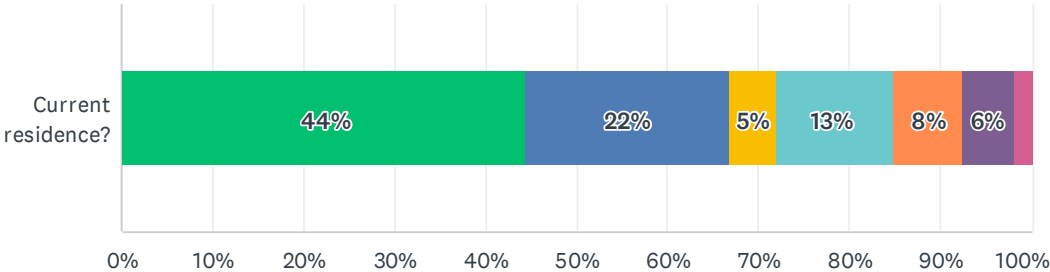


- \$0-20,000
- \$21-30,000
- \$31-40,000
- \$41-50,000
- \$51-75,000
- \$76-100,000
- \$100,000+

	\$0-20,000	\$21-30,000	\$31-40,000	\$41-50,000	\$51-75,000	\$76-100,000	\$100,000+	TOTAL
Income range?	2%	3%	18%	24%	21%	21%	12%	
	13	21	138	181	162	163	91	769

# Q3 What is your current residence?

Answered: 783 Skipped: 8

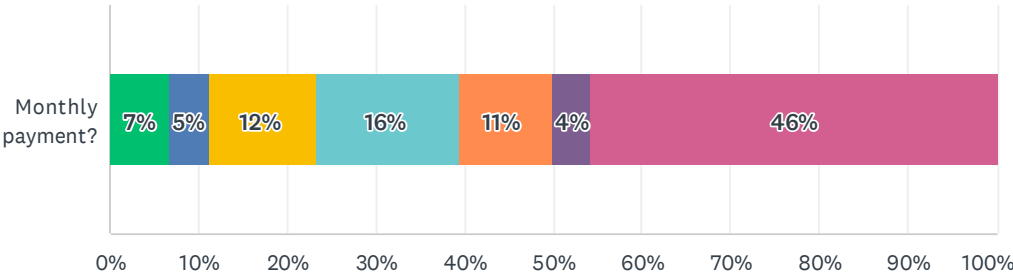


■ Own mobile... 
 ■ Own single-... 
 ■ Own townh... 
 ■ Own condo...  
■ Rent single... 
 ■ Rent apart... 
 ■ Rent room

	OWN MOBILE OR MODULAR HOME	OWN SINGLE-FAMILY HOUSE	OWN TOWNHOUSE	OWN CONDOMINIUM	RENT SINGLE-FAMILY DETACHED/ATTACHED HOUSE	RENT APARTMENT	RENT ROOM
Current residence?	44% 347	22% 176	5% 41	13% 100	8% 60	6% 45	2% 14

# Q4 How much do you pay for rent or a mortgage each month?

Answered: 787 Skipped: 4

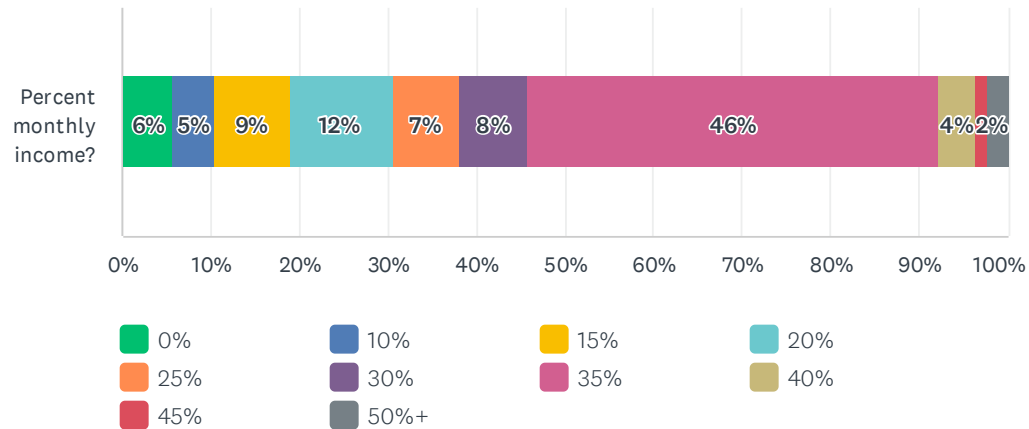


■ \$0 - own ho...   
 ■ \$1 - 499   
 ■ \$500-999   
 ■ \$1,000-1,499  
■ \$1,500-1,999   
 ■ \$2,000-2,4...   
 ■ \$2,500+

	\$0 - OWN HOUSE	\$1 - 499	\$500-999	\$1,000-1,499	\$1,500-1,999	\$2,000-2,499	\$2,500+	TOTAL
Monthly payment?	7%	5%	12%	16%	11%	4%	46%	787
	53	36	94	127	83	34	360	

# Q5 What percent of your household's total monthly income do you currently pay for rent or mortgage?

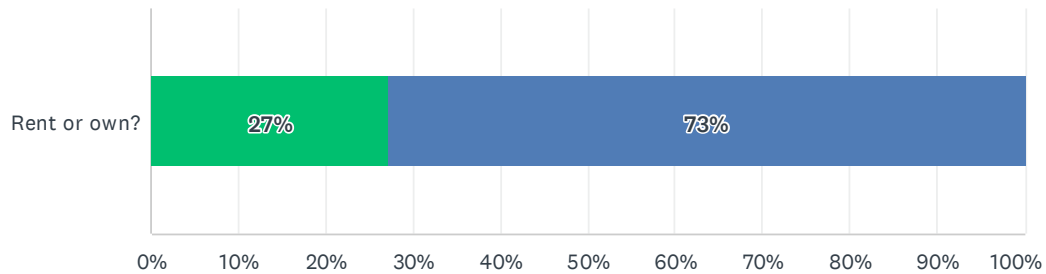
Answered: 785 Skipped: 6



	0%	10%	15%	20%	25%	30%	35%	40%	45%	50%+	TOTAL
Percent monthly income?	6%	5%	9%	12%	7%	8%	46%	4%	1%	2%	785
	45	37	67	91	58	62	364	32	11	18	

## Q6 Would you like to rent or own?

Answered: 784 Skipped: 7

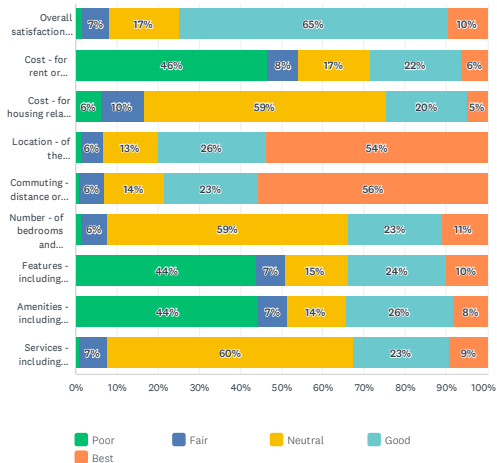


■ Rent ■ Own

	RENT	OWN	TOTAL	WEIGHTED AVERAGE
Rent or own?	27% 213	73% 571	784	1.73

## Q1 YOUR CURRENT HOUSING CONDITIONS How do you rate your current housing situation?

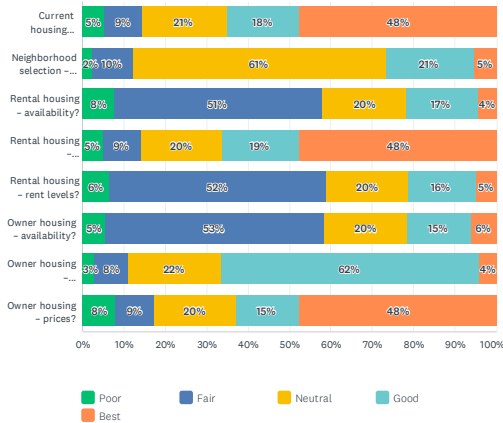
Answered: 791 Skipped: 0



	POOR	FAIR	NEUTRAL	GOOD	BEST	TOTAL	WEIGHTED AVERAGE
Overall satisfaction - with your apartment, condo, house?	2%	7%	17%	65%	10%	787	3.75
Cost - for rent or mortgage payments?	46%	8%	17%	22%	6%	788	2.34
Cost - for housing related services including utilities and property taxes?	6%	10%	59%	20%	5%	789	3.07
Location - of the neighborhood you live in?	1%	6%	13%	26%	54%	791	4.26
Commuting - distance or time to work or school?	1%	6%	14%	23%	55%	786	4.26
Number - of bedrooms and bathrooms?	2%	6%	58%	23%	11%	790	3.36
Features - including kitchen, family room, fireplace?	44%	7%	15%	24%	10%	786	2.49
Amenities - including access to parks, playgrounds?	44%	7%	14%	26%	8%	789	2.47
Services - including schools, fire, police, transit?	1%	7%	60%	23%	9%	790	3.34

Q2 EXISTING HOUSING CONDITIONS IN SELAH How do you rate the existing housing market in Selah?

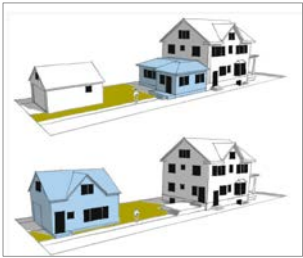
Answered: 789 Skipped: 2



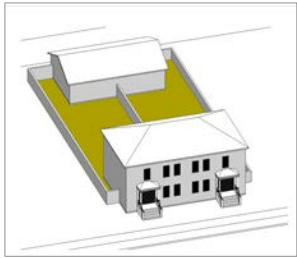
	POOR	FAIR	NEUTRAL	GOOD	BEST	TOTAL	WEIGHTED AVERAGE
Current housing selection – type and design?	5%	9%	21%	18%	48%	788	3.93
Neighborhood selection – quality and location?	2%	10%	61%	21%	5%	789	3.17
Rental housing – availability?	8%	51%	20%	17%	4%	785	2.61
Rental housing – characteristics?	3%	9%	20%	19%	48%	785	3.95
Rental housing – rent levels?	6%	52%	20%	16%	5%	783	2.61
Owner housing – availability?	3%	53%	20%	15%	6%	786	2.64
Owner housing – characteristics?	3%	8%	22%	62%	4%	785	3.57
Owner housing – prices?	8%	9%	20%	15%	48%	785	3.85

# “Missing Middle”

Accessory Dwelling Unit



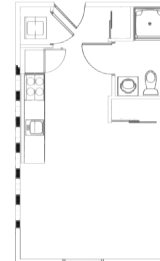
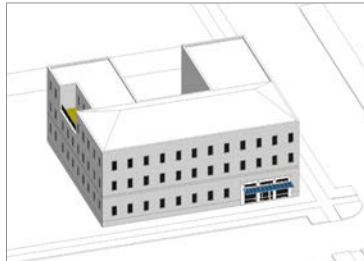
Duplex



Cottage



Townhouse



Courtyard Building



Multiplex



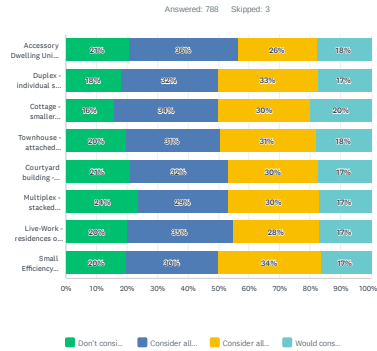
Live-Work



SEDU



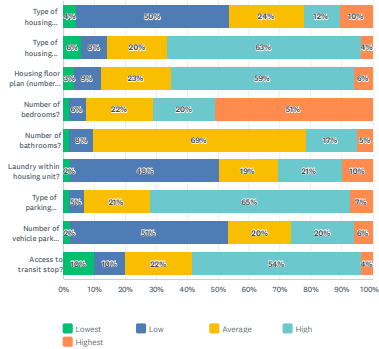
Q7 "Missing Middle Housing (MMH)" is the type of housing that was built in older city single-family neighborhoods in past years. MMH included a number of different housing types that were scaled to reflect single-family housing characteristics including heights, widths, and lot coverages. MMH were located along major roads and around local neighborhood stores to buffer low density single-family neighborhoods and increase density and choice. The preceding graphic illustrates a number of MMH types. Do you think MMH should be incorporated into Selah neighborhoods and would you be interested in living in any?



	DON'T CONSIDER IN SELAH	CONSIDER ALLOWING IN SELAH IN SELECT NEIGHBORHOODS	CONSIDER ALLOWING CITYWIDE	WOULD CONSIDER LIVING IN	TOTAL	WEIGHTED AVERAGE
Accessory Dwelling Unit (ADU) - attached to house, or garage, or detached	21% 164	36% 280	26% 202	18% 140	786	2.40
Duplex - individual side by side single-family units	18% 141	32% 252	33% 258	17% 136	787	2.49
Cottage - smaller single-family clustered around open space	16% 126	34% 267	30% 235	20% 158	786	2.54
Townhouse - attached single-family units	20% 156	31% 242	31% 247	18% 142	787	2.48
Courtyard building - apartments or condos clustered around a courtyard	21% 166	32% 251	30% 233	17% 137	787	2.43
Multiplex - stacked apartments of condos with ground floor uses	24% 188	29% 230	30% 236	17% 133	787	2.40
Live-Work - residences over owner occupant retail or office uses	20% 158	35% 272	28% 222	17% 133	785	2.42
Small Efficiency Dwelling Unit (SEDU) - self contained studios with kitchen and bathrooms in a variety of buildings	20% 154	30% 237	34% 262	16% 129	782	2.47

Q8 Assuming you COULD NOT AFFORD all of your preferences, what priority would you place on the following housing characteristics on a scale of lowest to highest?

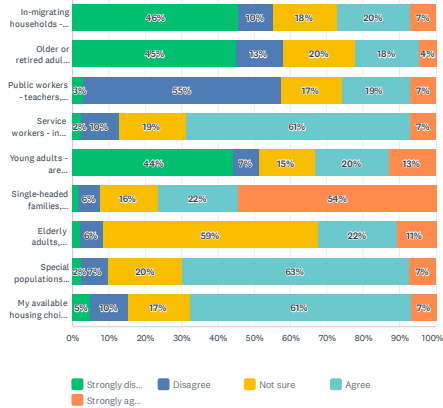
Answered: 786 Skipped: 5



	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Type of housing (single-family, Accessory Dwelling Unit (ADU), duplex, cottage, townhouse, courtyard building, multiplex, live-work, Small Efficiency Dwelling Unit (SEDU)?	4% 30	50% 389	24% 189	12% 94	10% 81	783	2.75
Type of housing development (co-housing, 55+ adult retirement, extended care)?	6% 44	8% 66	19% 153	63% 491	4% 31	785	3.51
Housing floor plan (number of floors)?	3% 25	9% 70	23% 179	59% 463	6% 48	785	3.56
Number of bedrooms?	2% 12	6% 44	22% 171	20% 158	51% 398	783	4.13
Number of bathrooms?	2% 15	8% 61	69% 539	17% 131	5% 38	784	3.15
Laundry within housing unit?	2% 17	48% 378	19% 149	21% 164	10% 77	785	2.88
Type of parking (on-street, lot, garage)?	2% 13	5% 39	21% 167	65% 505	7% 58	782	3.71
Number of vehicle parking spaces?	2% 18	51% 401	20% 160	20% 159	6% 48	786	2.77
Access to transit stop?	10% 79	10% 79	22% 171	54% 427	4% 30	786	3.32

**Q9 HOUSING TRENDS IN SELAH** To what extent do you disagree or agree with the following statements concerning housing conditions in Selah?

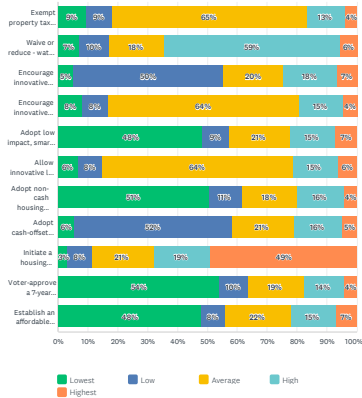
Answered: 788 Skipped: 3



	STRONGLY DISAGREE	DISAGREE	NOT SURE	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
In-migrating households - 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 local residents?	46%	10%	18%	20%	7%	787	2.33
Older or retired adults - move to Selah to live full-time and buy available houses at higher prices driving up the price of houses that remain for local residents?	45%	13%	20%	18%	4%	789	2.24
Public workers - teachers, police officers, firefighters, and other critical public service workers cannot pay rising housing costs and are not accepting local job offers affecting Selah's economic development?	3%	55%	16%	19%	7%	788	2.73
Service workers - in retail, health, and other services cannot afford rising housing costs and are not accepting jobs affecting Selah economic development?	2%	10%	19%	61%	7%	788	3.61
Young adults - are increasingly unable to rent or buy an affordable living unit that is manageable with local entry level job incomes?	44%	7%	15%	20%	13%	789	2.51
Single-headed families, especially female - are unable to rent or buy an affordable living unit and pay for daycare, health costs, and other family expenses?	2%	6%	16%	22%	54%	786	4.22
Elderly adults, including single individuals - 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?	2%	6%	59%	22%	11%	788	3.33
Special populations including the mentally ill, victims of domestic abuse, and the temporary homeless - are unable to be economically housed to the extent current sponsors are unable to develop and operate necessary housing?	2%	7%	20%	63%	7%	785	3.65
My available housing choice - as a result of the above as well as other market factors, is not what I really need or want?	5%	10%	17%	61%	7%	786	3.54

**Q10 YOUR OPINION ON POSSIBLE HOUSING SOLUTIONS** What priority would you place on the following possible policies as a means of creating affordable housing in Selah on a lowest to highest scale? (Please prioritize all solutions.)

Answered: 788 Skipped: 3



	LOWEST	LOW	AVERAGE	HIGH	HIGHEST	TOTAL	WEIGHTED AVERAGE
Exempt property taxes - for multifamily projects that include affordable housing for up to 8, 12, or 20 years in accordance with Washington State affordable housing policies and legislation?	9%	9%	65%	13%	4%	786	2.93
Waive or reduce - water, sewer connection fees for infill affordable housing developments.	7%	10%	18%	59%	6%	787	3.46
Encourage innovative housing products - possibly including Accessory Dwelling Unit (ADU), duplex, cottage, townhouse, courtyard building, multiplex, live-work, small efficiency dwelling units (SEDU)?	5%	50%	20%	18%	7%	786	2.70
Encourage innovative housing construction methods - possibly including pre-manufactured, modular, and container methods?	8%	8%	64%	15%	4%	788	2.99
Adopt low impact, smart, and green development guidelines - 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?	48%	9%	21%	15%	7%	788	2.24
Allow innovative land ownership options - 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.	6%	8%	64%	15%	6%	786	3.06
Adopt non-cash housing incentives - possibly allowing additional height, reduced parking ratios, or increased site coverage for housing projects that provide a minimum number of affordable housing units?	51%	11%	18%	16%	4%	784	2.12
Adopt cash-offset housing incentives - possibly including reduced building permit fees, utility connection charges, park and traffic impact fees for housing projects that provide a minimum number of affordable housing units?	6%	53%	21%	16%	5%	786	2.62
Initiate a housing renovation loan program - where the eligible house is rehabilitated and the loan is deferred for payment until the house is sold?	3%	8%	21%	19%	49%	787	4.02
Vote to approve a 7-year special property tax levy - to provide funds to finance the development of a mixed-use, mixed-income demonstration project for innovative affordable housing products and methods in the city?	54%	10%	19%	14%	4%	785	2.04
Establish an affordable housing coalition - of public, nonprofit, and for-profit representatives to monitor housing conditions in Selah and advise public officials on actions that can be taken over time to resolve quality and affordability concerns?	48%	8%	22%	15%	7%	788	2.25

# Questions?