



City of Selah Housing Action Plan
7 November 2023

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Selah Housing Action Plan (HAP) Preface

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

Demographics

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

Development capacity

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

Inventory

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

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

Public opinion

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

Requirements

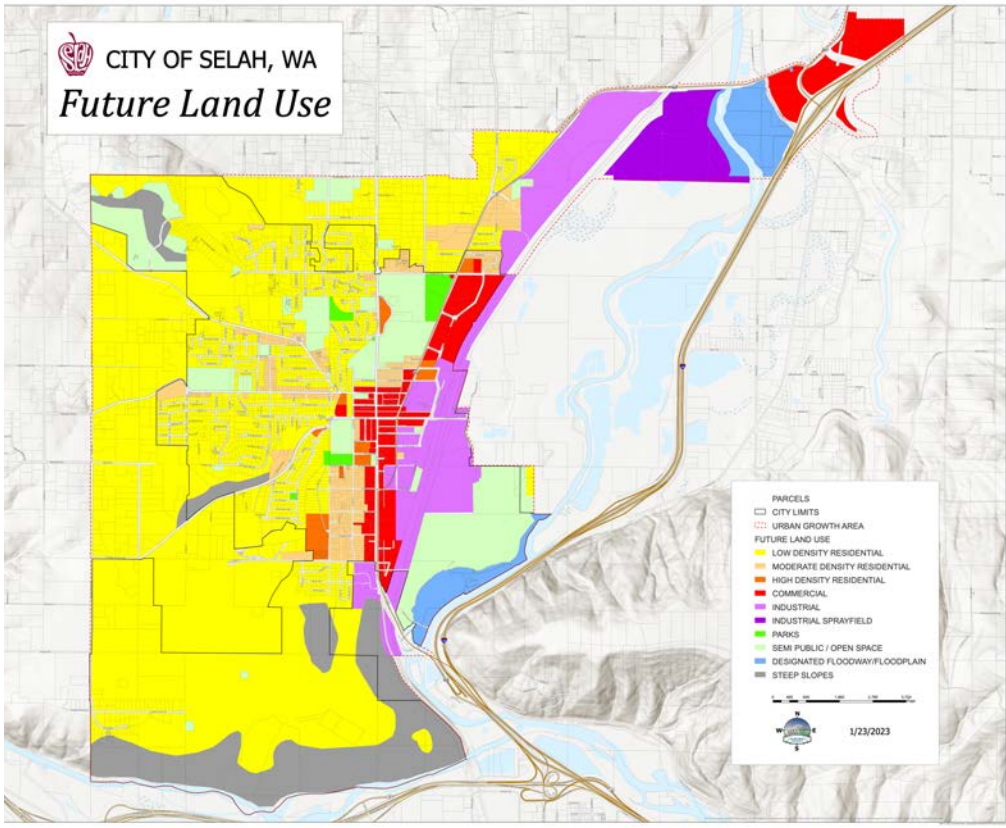
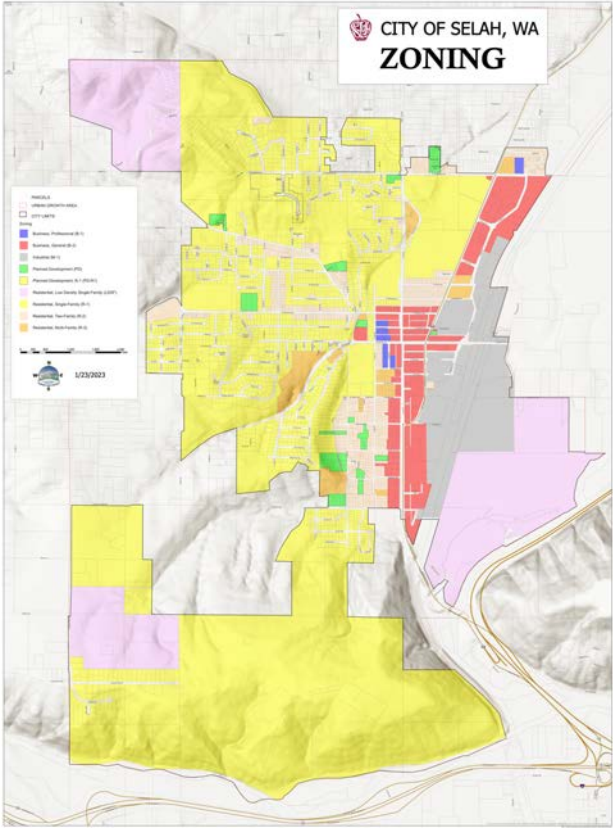
- **By 2050, Selah will need an additional 1,021 housing units** to meet unmet housing needs with an increasing percentage required in MMH housing types to meet smaller household and income capability requirements.
- **Recent Legislature Housing Bills** established new housing requirements that must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

Implementation

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

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Selah Housing Action Plan (HAP) Executive Summary

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

A. Demographics

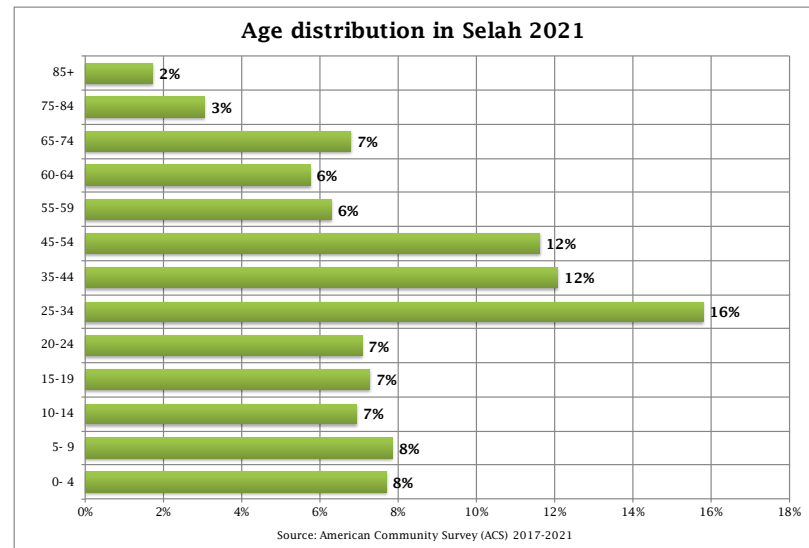
Selah's population - increased from 767 persons in 1930, the decade the city was incorporated, to 8,153 persons by the year 2020 with the lowest annual average growth rate between 2010-2020 of 1.3% and the highest most recent average annual growth rate between 1940-1950 of 8.2%.

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

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

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

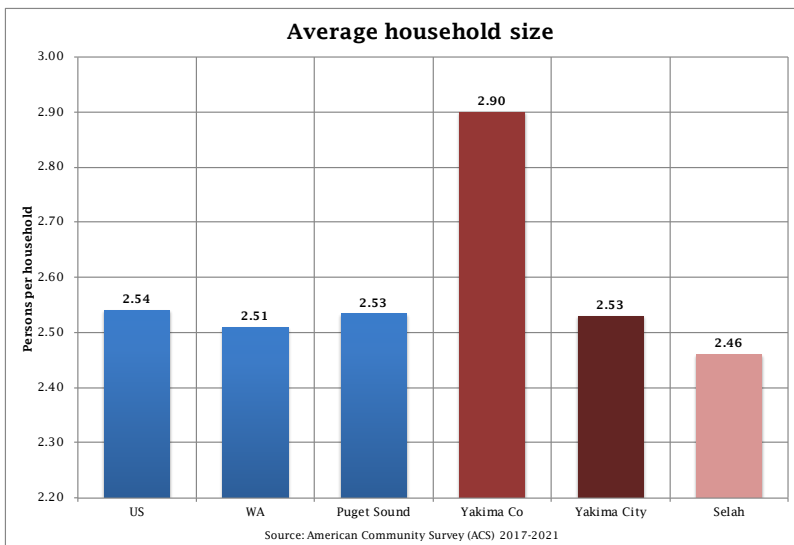
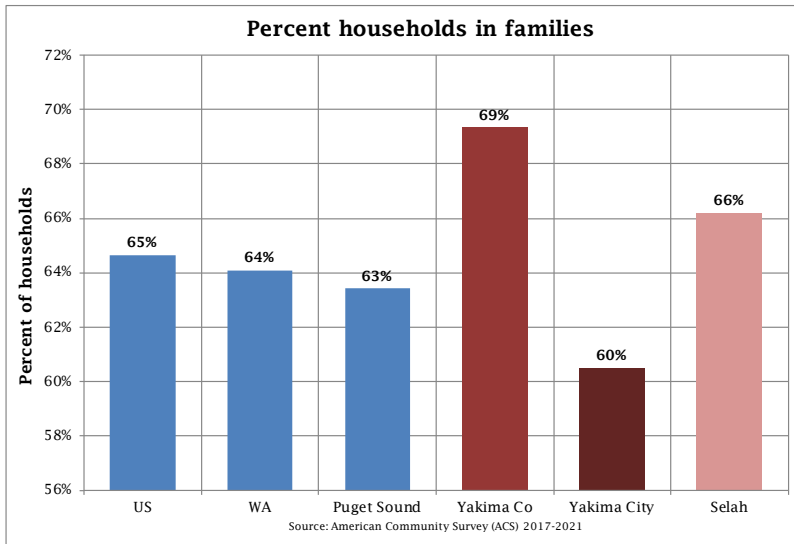
due to the area's moderate climate, employment opportunities, recreational amenities, and other attractions for these age and household groups.



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

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

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



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

B. Housing trends

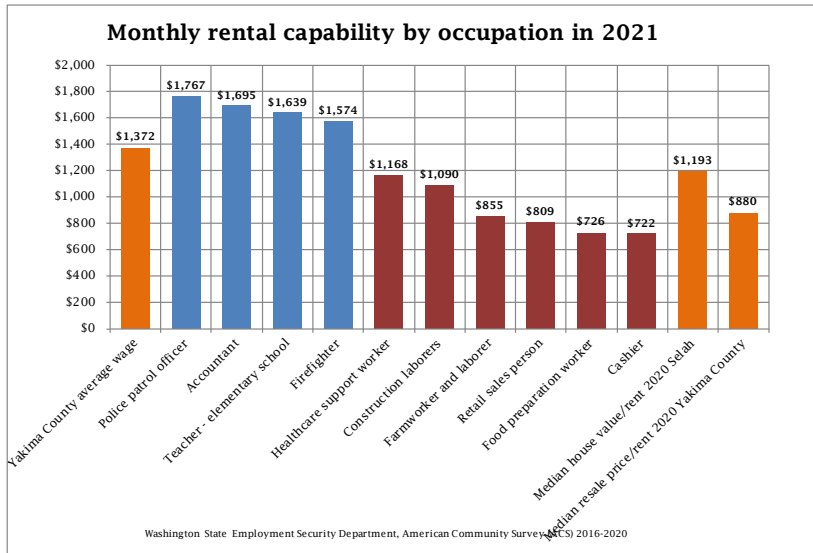
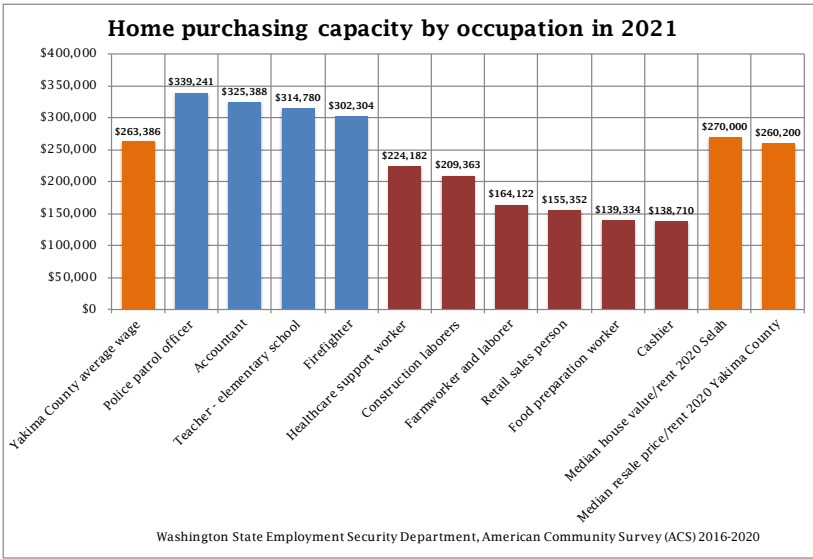
Development capacity - while Selah’s incorporated area has significant vacant land (1,097.1 gross acres) the amount that is suitable for development less unsuitable due to railroad or other public ownership or undersized and adjusted for already the fixed capacity of platted lots, critical areas, roads,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

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

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

Source: Yakima County Assessor and Beckwith Consulting Group

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



cashier that provides services that economically sustain a community.

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

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

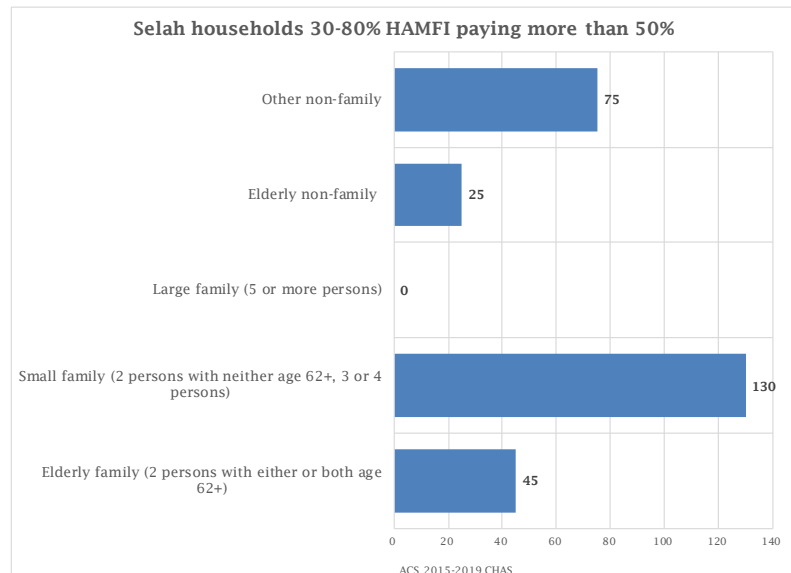
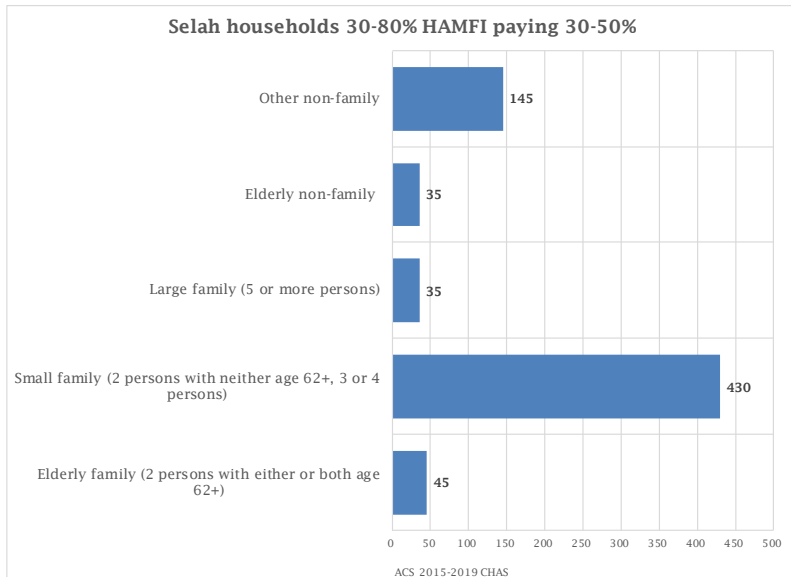
C. Housing supply

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

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

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

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



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

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

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

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

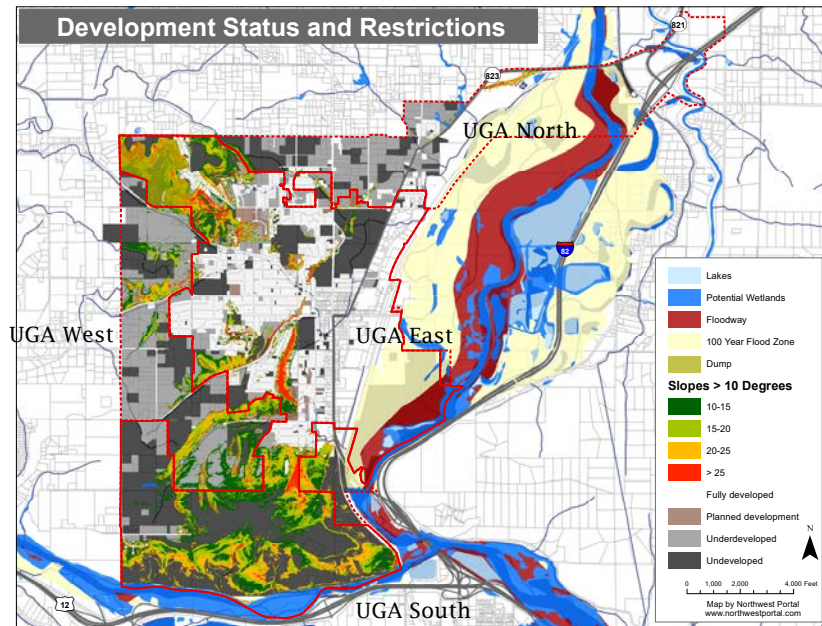
Selah households that are the most housing stressed - paying 30-50% and 50% or more for housing, are predominantly small family and other non-family nonelderly households.

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

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

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

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



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

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

Source: Selah Planning Department

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

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

Accessory Dwelling Unit



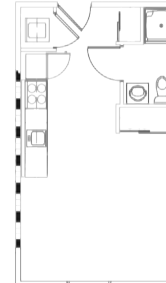
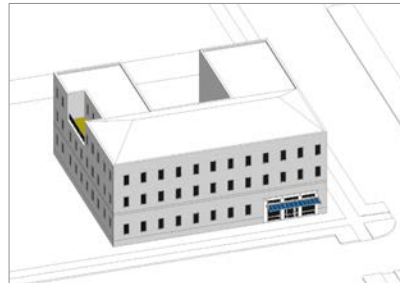
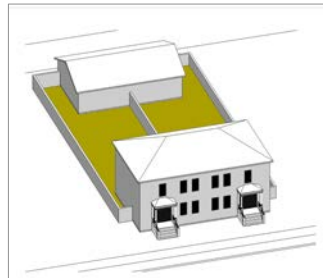
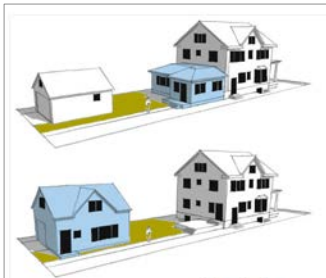
Duplex



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%).

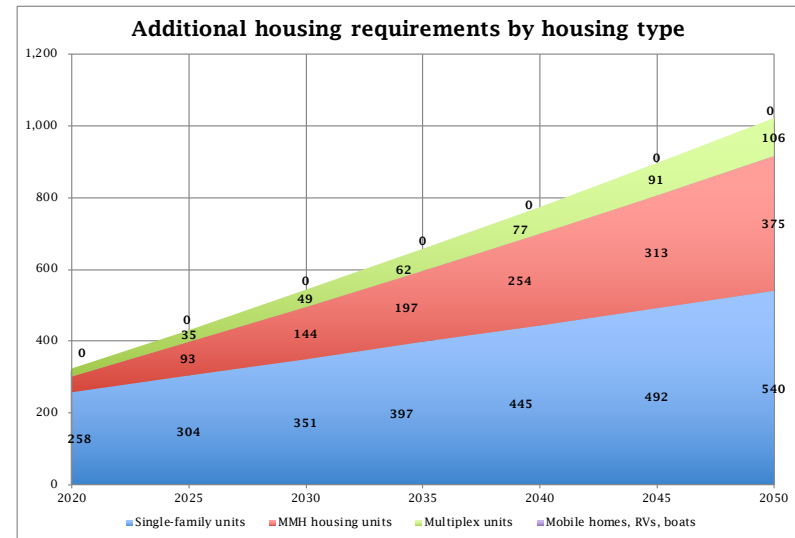
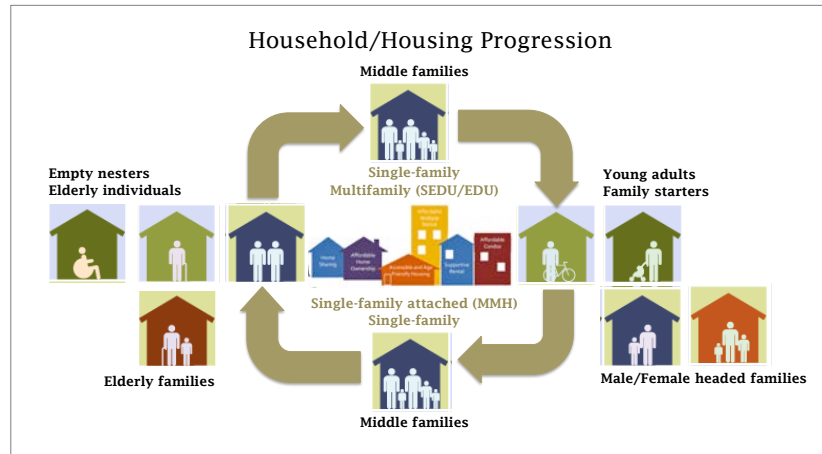
The online resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed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

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

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

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

Alleviate burden 30-50%+	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

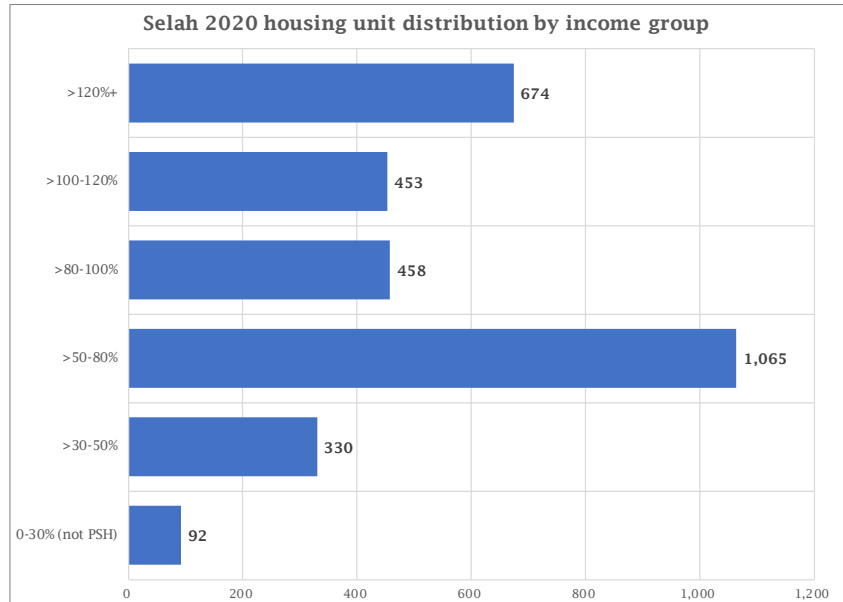
In 2021, the Washington Legislature changed the way

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.

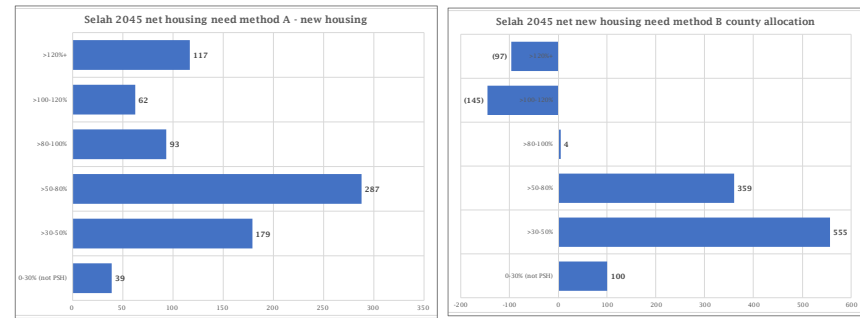
Or Method B - Fair share allocation

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.

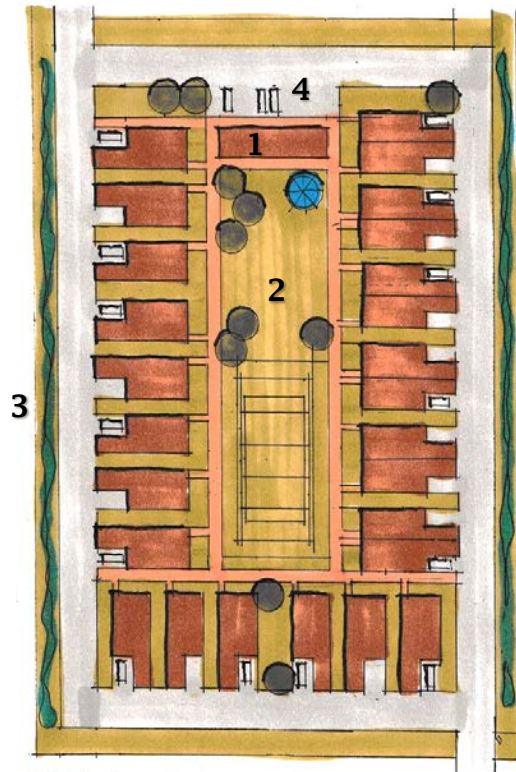


H. Prototype cost analysis

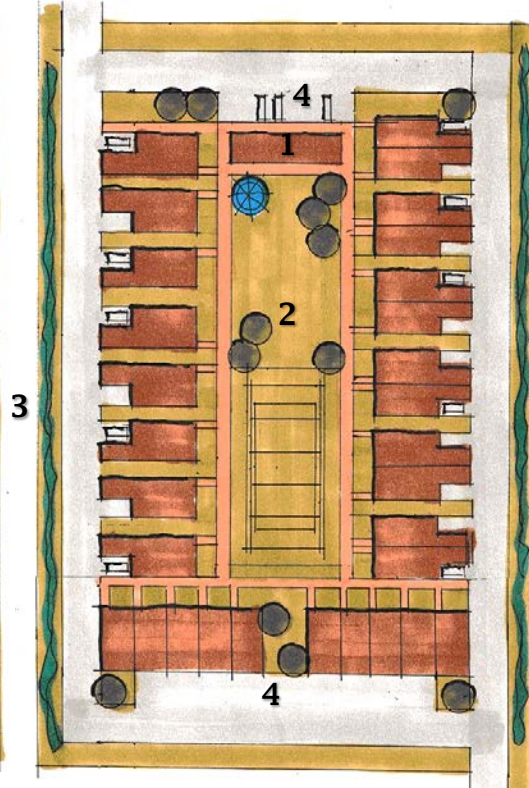
An analysis of possible MMH adaptations with which to meet Selah’s housing requirements, particularly for smaller families and young and elderly households, was completed as part of implementation strategies - see Appendix I.

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

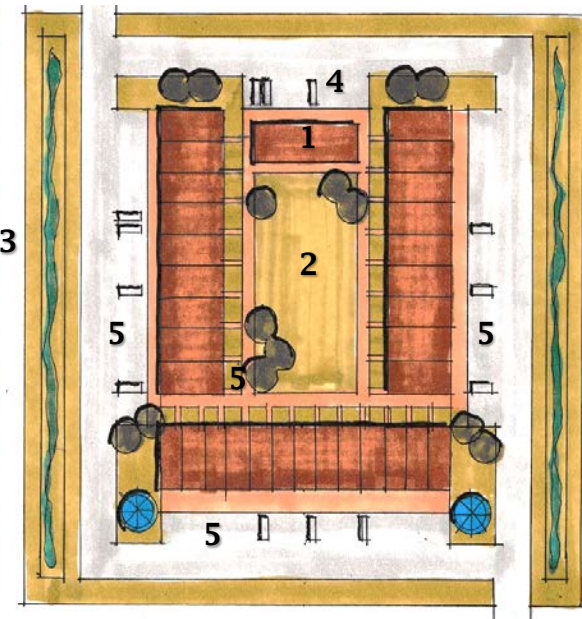


MMH single-family - 14 single story single-family 1,000 sq ft each and 12 single story duplex 800 sq feet each = 26 total units on 3.3 acres = 7.9 du/acre



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%
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* 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