

Selah City Council Hearing Packet

for

2023 Housing Action Plan

File Number: SEPA-2023-005

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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

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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.

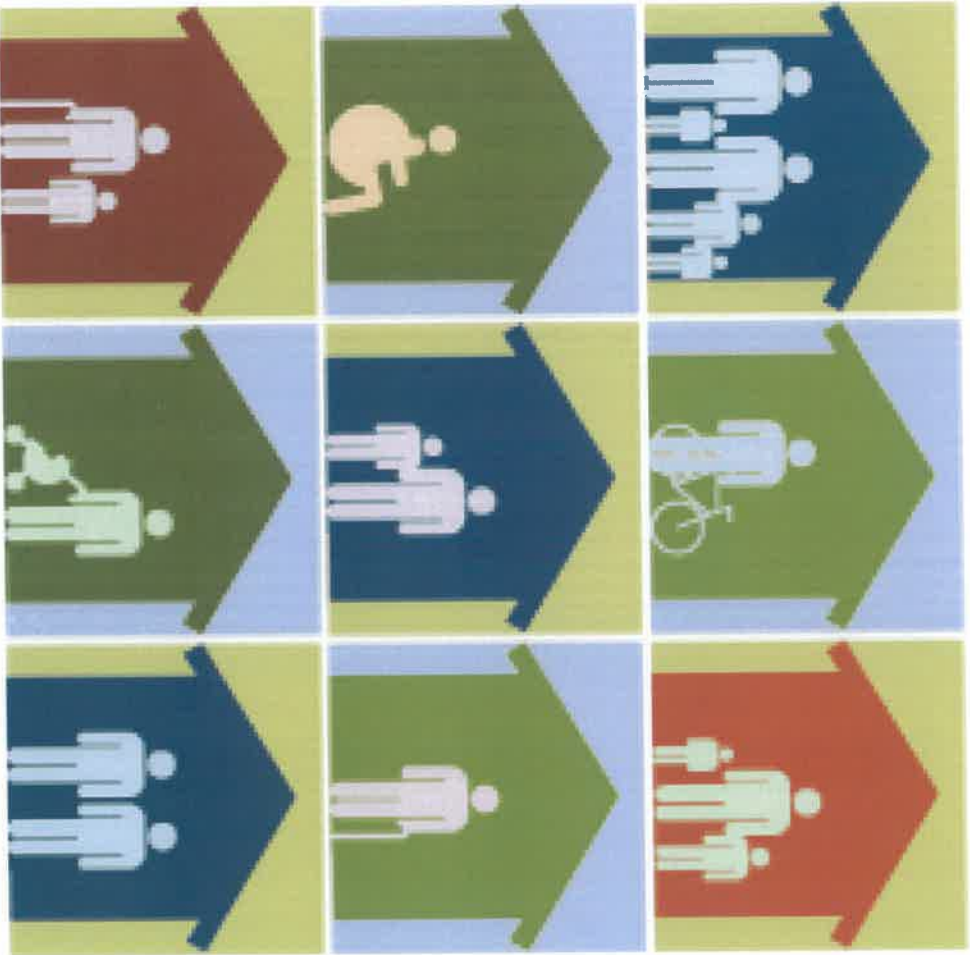
- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

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

EXHIBIT
tabbles
2B

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

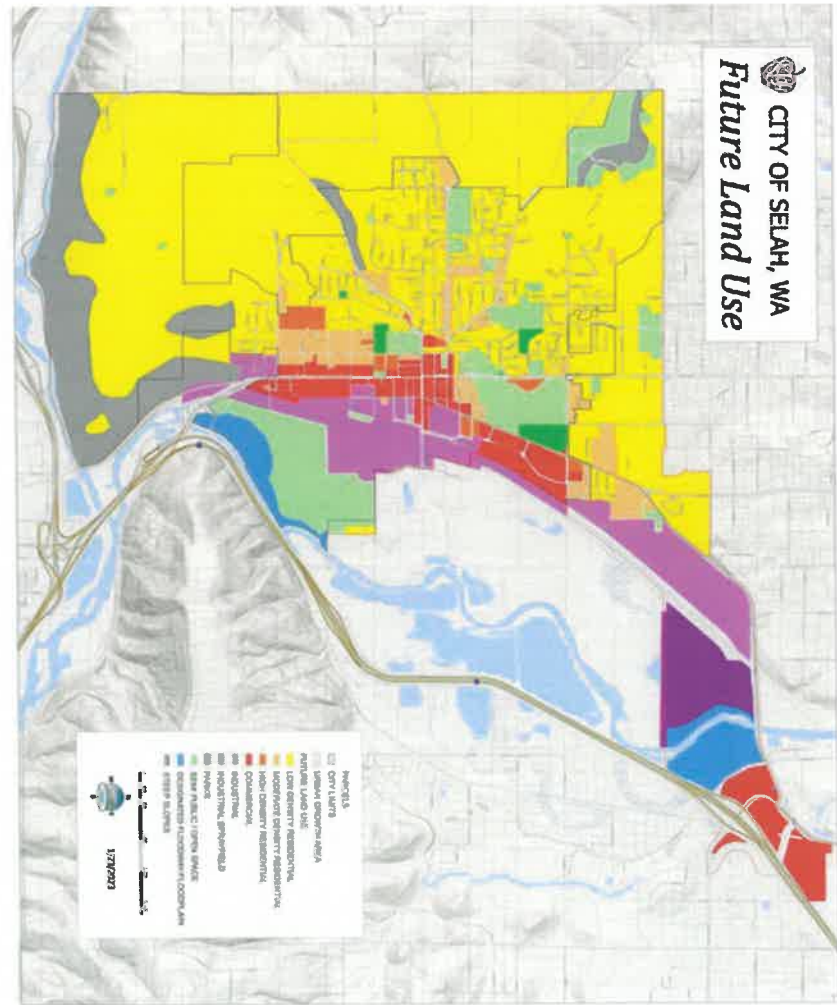
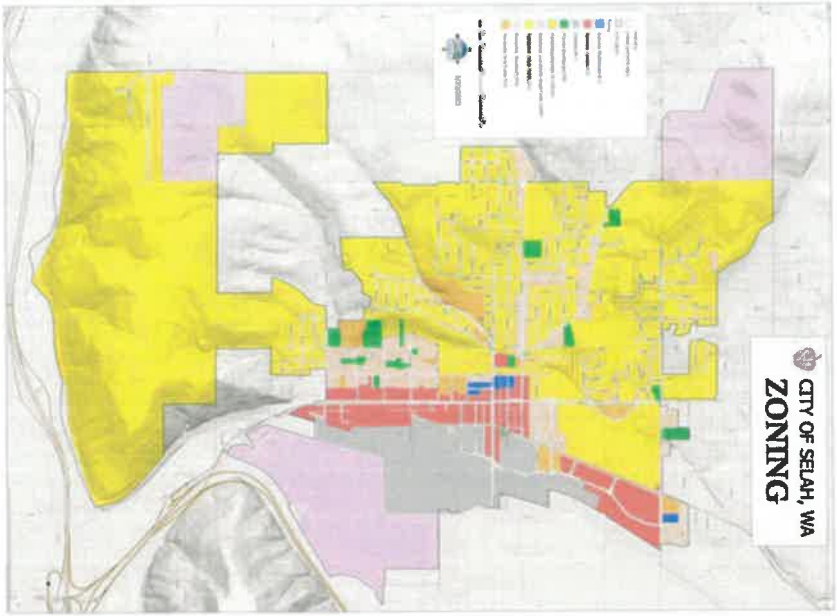
- **By 2050, Selah will need an additional 1,021 housing units** to meet unmet housing needs with an increasing percentage required in MMH housing types to meet smaller household and income capability requirements.
- **Recent Legislature Housing Bills** established new housing requirements that must 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

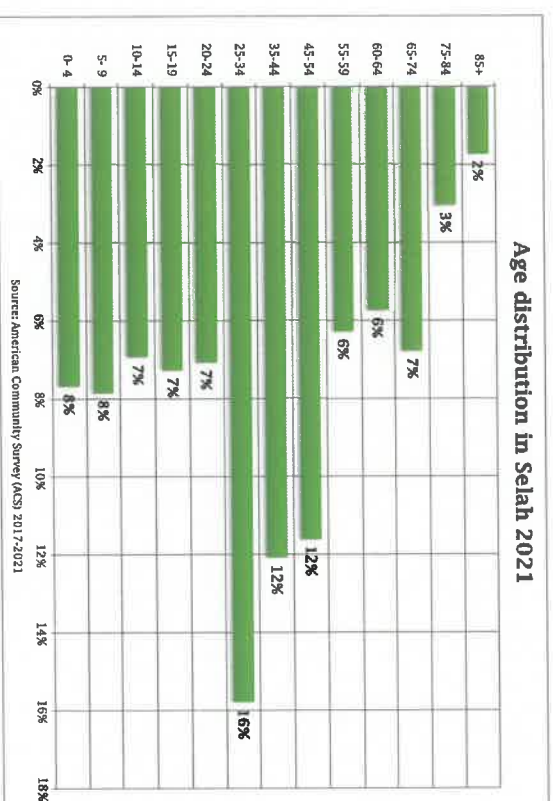
Selah's population - increased from 767 persons in 1930, the decade the city was incorporated, to 8,153 persons by the year 2020 with the lowest annual average growth rate between 2010-2020 of 1.3% and the highest most recent average annual growth rate between 1940-1950 of 8.2%.

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

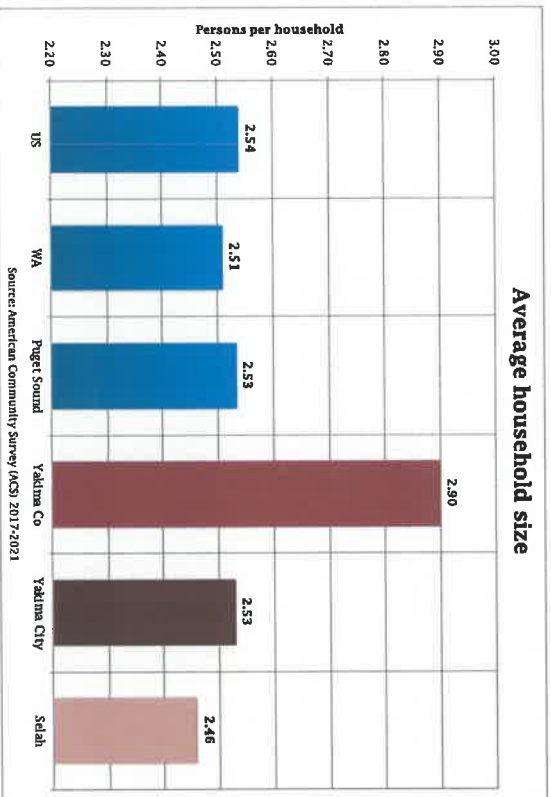
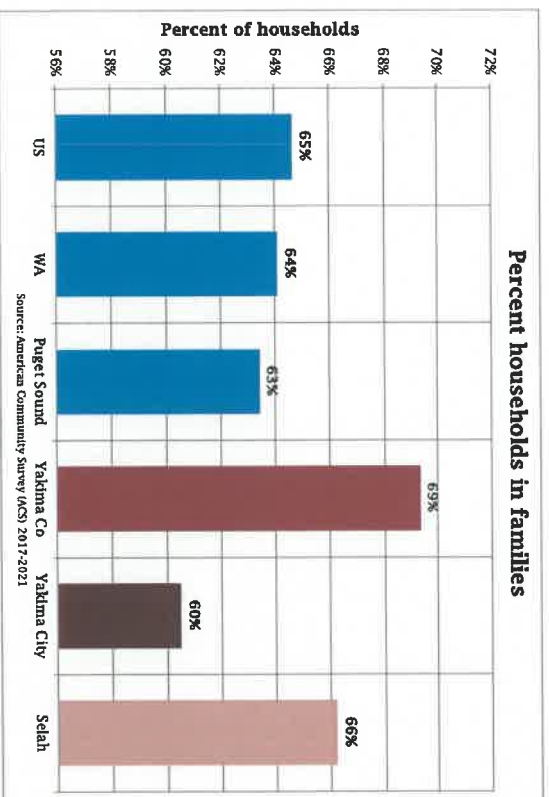
due to the area's moderate climate, employment opportunities, recreational amenities, and other attractions for these age and household groups.



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

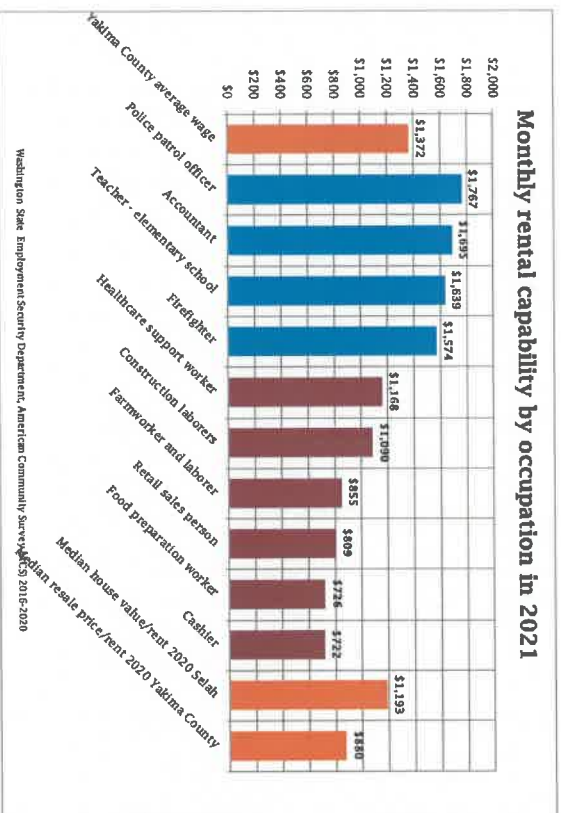
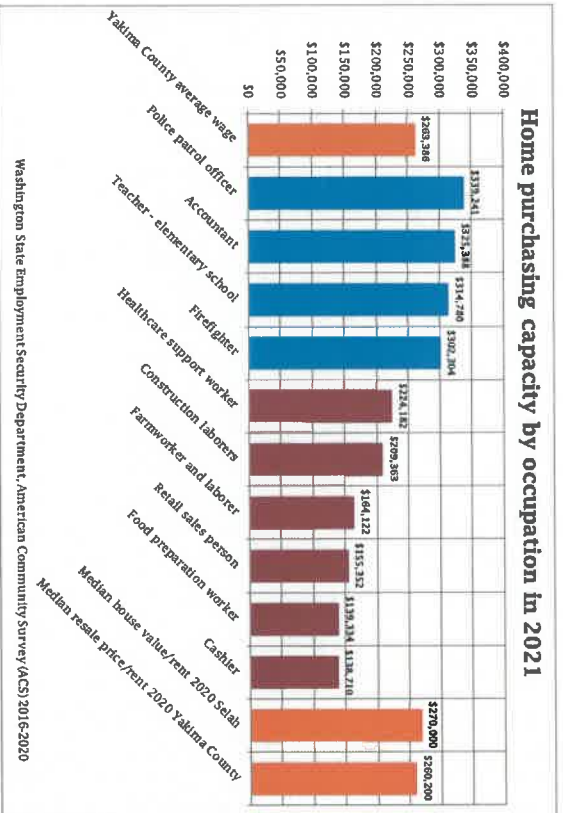
Development capacity - while Selah's incorporated area has significant vacant land (1,097.1 gross acres) the amount that is suitable for development less unsuitable due to railroad or other public ownership or undersized and adjusted for already the fixed capacity of platted lots, critical areas, roads,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

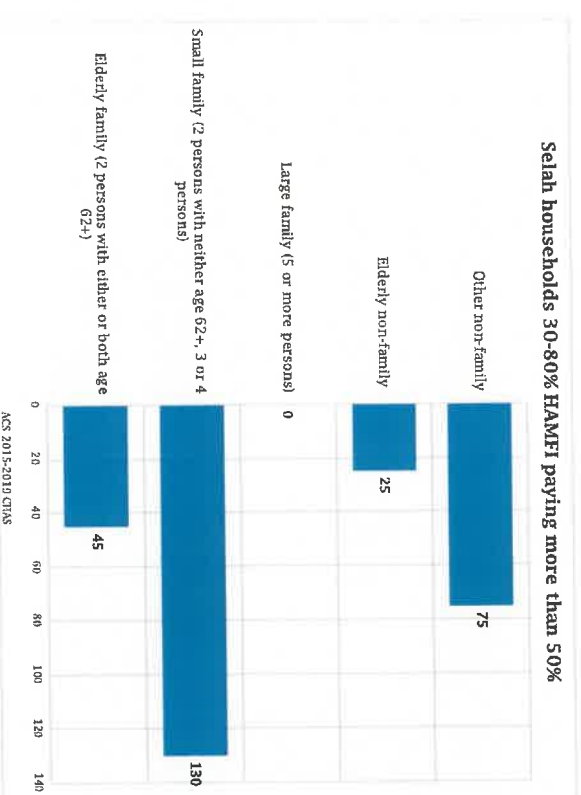
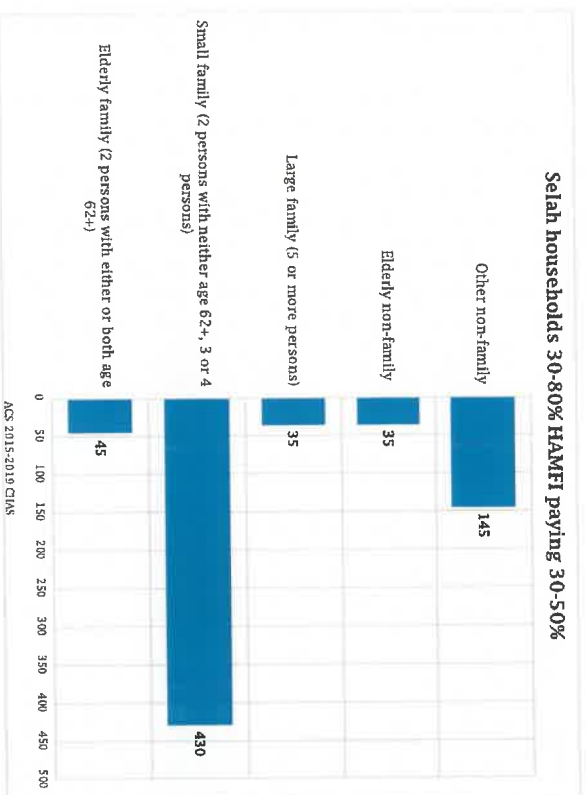
C. Housing supply

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.

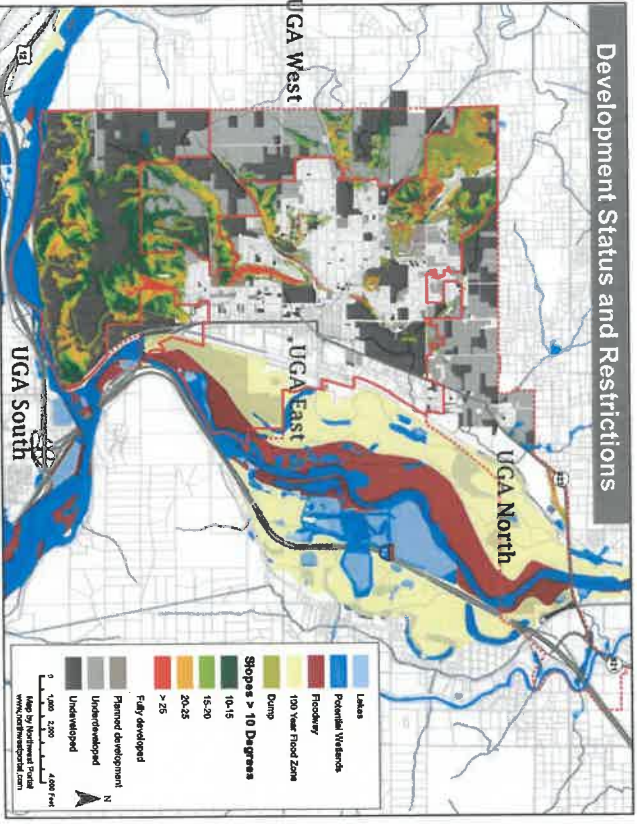
Selah households that are the most housing stressed - paying 30-50% and 50% or more for housing, are predominantly small family and other non-family nonelderly households.

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 additions 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



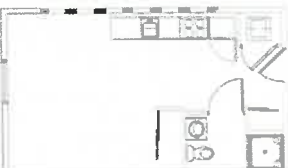
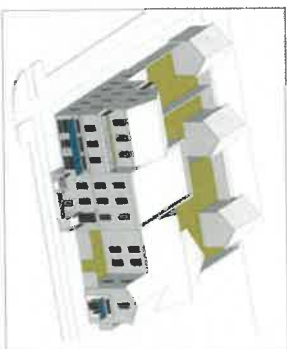
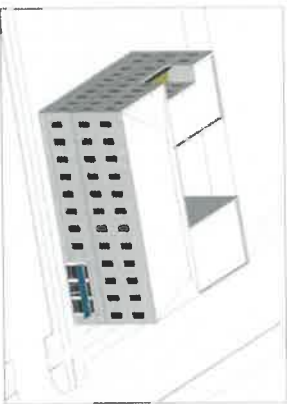
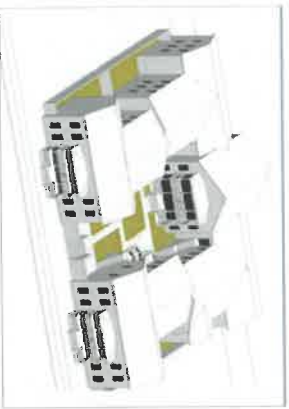
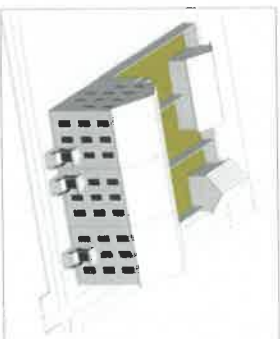
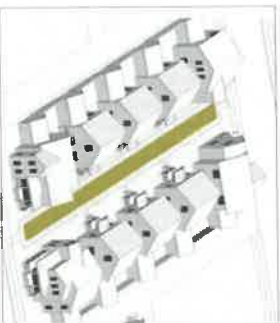
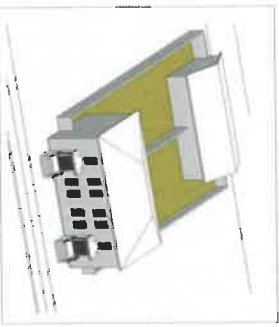
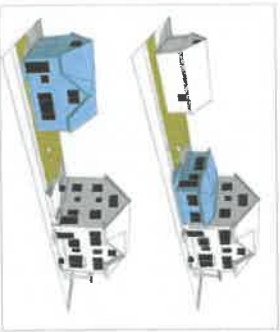
Duplex



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 additions 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%).

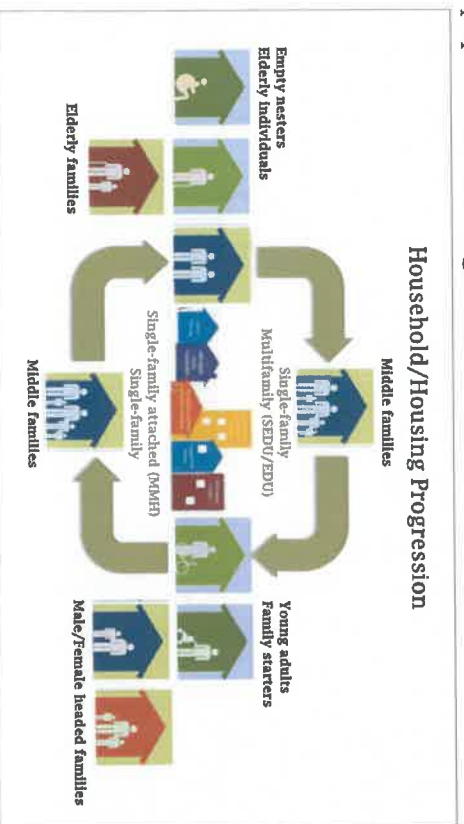
The online resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed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

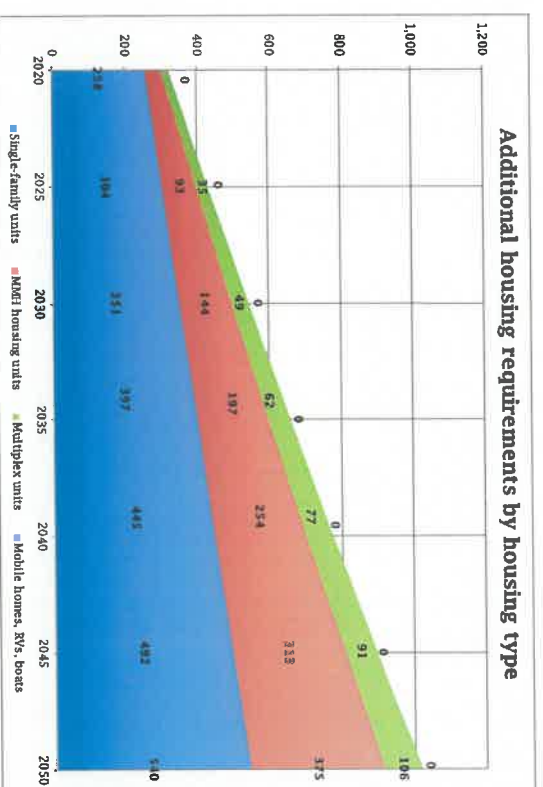
- **Generalized findings on MMH** - first survey respondents by significant percentages would not approve higher density MMH in city while a comparable percent would live in MMH types while second survey respondents would not approve higher density MMH in the city, but significant percentages would maybe 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 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%+				
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.

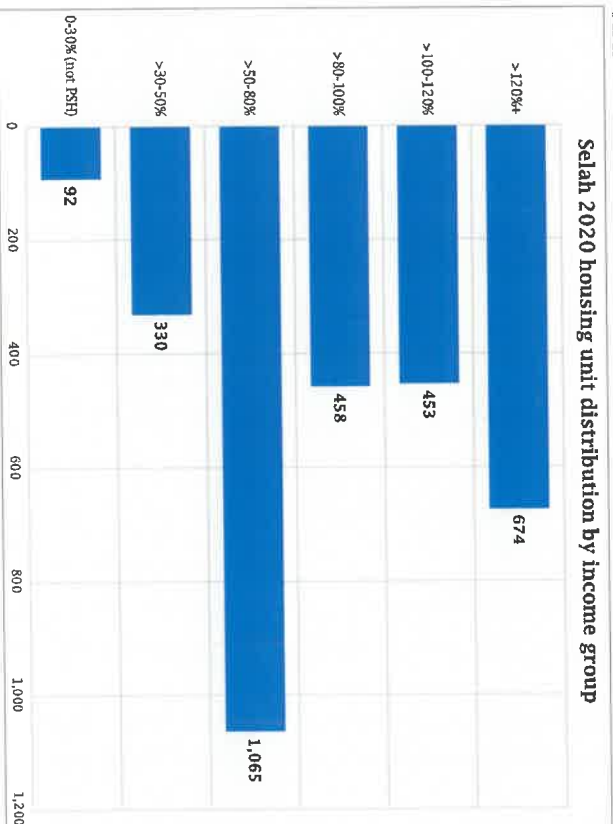
G. Assisted housing projections by income

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	Selah 2045 Future housing needed = 3,849-3,072=777 units allocated by Selah %	2045 Future housing needed = 3,849-3,072=777 units allocated by County %
0-30% (not PSH)	92	3%	23	39
PSH	330	11%	85	179
>30-50%	1,065	35%	272	287
>50-80%	458	15%	117	93
>80-100%	453	15%	117	62
>100-120%	674	22%	171	117
>120%+	3,072	101%	785	777
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 3.0%

Yakima County	Yakima County per 1000	Yakima County total	Yakima County percent of total	Selah - total persons 2045	% county households	Selah - total persons 2045	Selah - net new units needed 2045
0-30% (not PSH)	4,351	3,620	7,971	192		92	100
PSH	228	4,191	4,419	885		330	555
>30-50%	20,264	5,035	25,299	1,424		1,065	559
>50-80%	33,325	2,356	35,681	462		458	4
>80-100%	10,917	1,395	12,312	308		453	(145)
>100-120%	7,070	913	7,983	577		674	(97)
>120%+	13,270	4,047	17,317	577		674	(97)
Total	89,425	21,557	110,982	3,849		3,072	777
Emergency housing							40

Method A - Accommodating needs through new production

- **new housing 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.

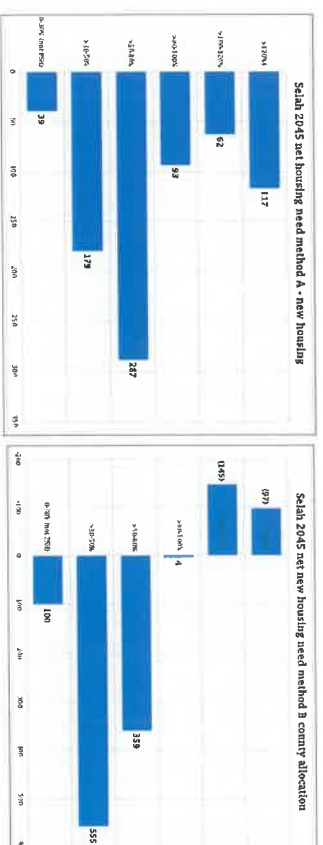
Or Method B - Fair share allocation

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.



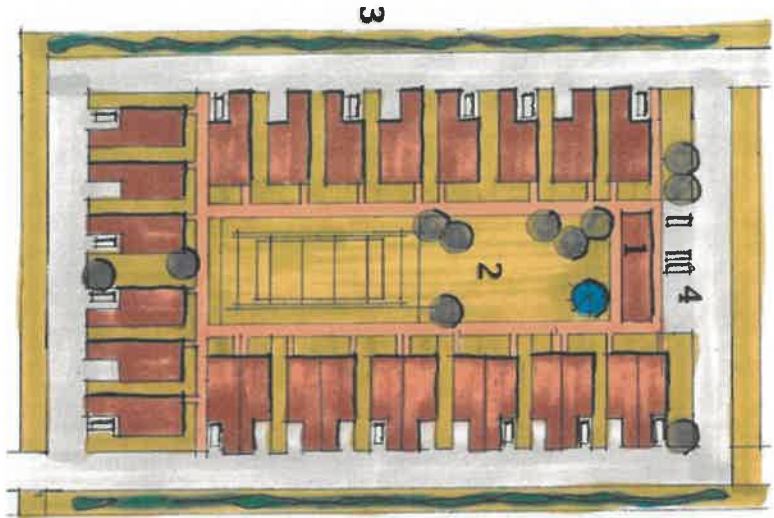
H. Prototype cost analysis

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.

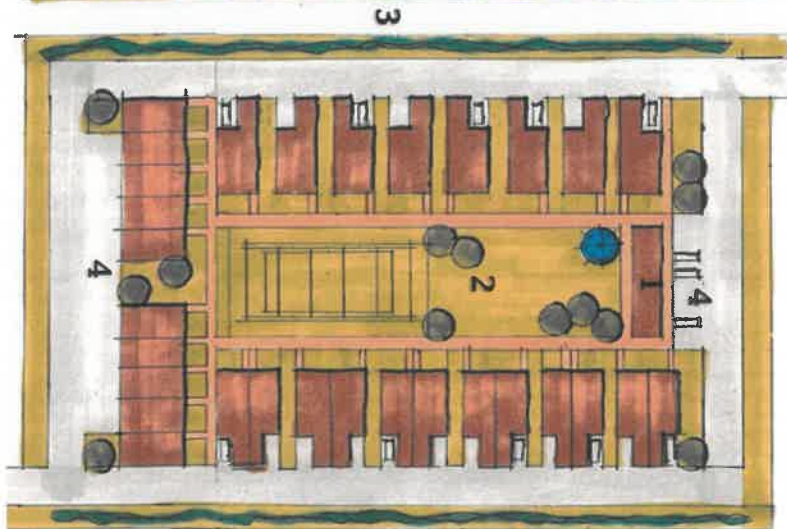
The 3 examples demonstrate the higher densities and lower costs possible using cottage developments for:

- **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

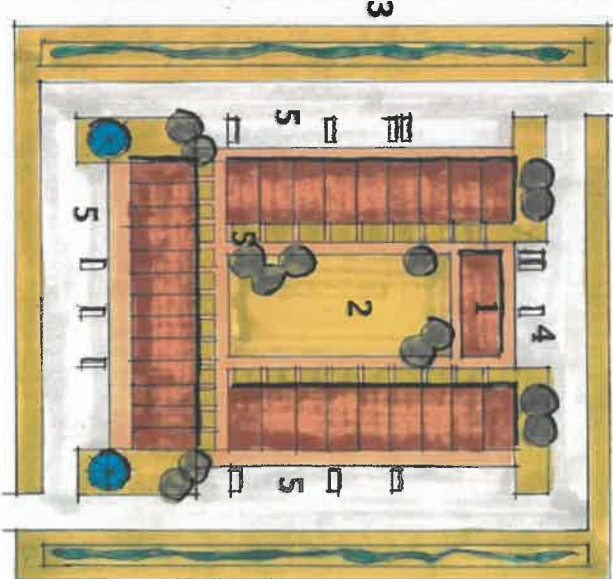
Legend - 1 - clubhouse, 2 - common area, 3 - bioswale stormwater collection, 4 - visitor parking with solar over, 5 - tenant parking with solar over



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



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.

1. Implementation

Implementation of Selah's Housing Action Plan involves completion of 30 action tasks including (not in priority order):

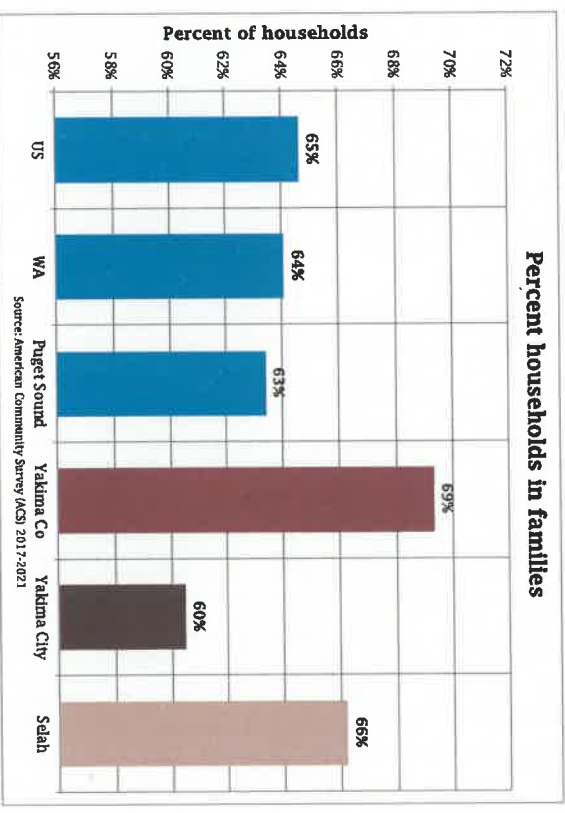
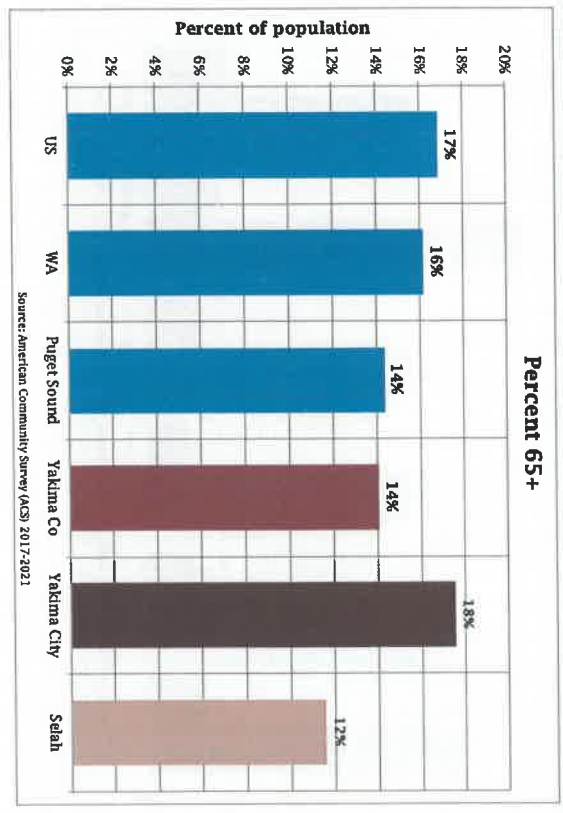
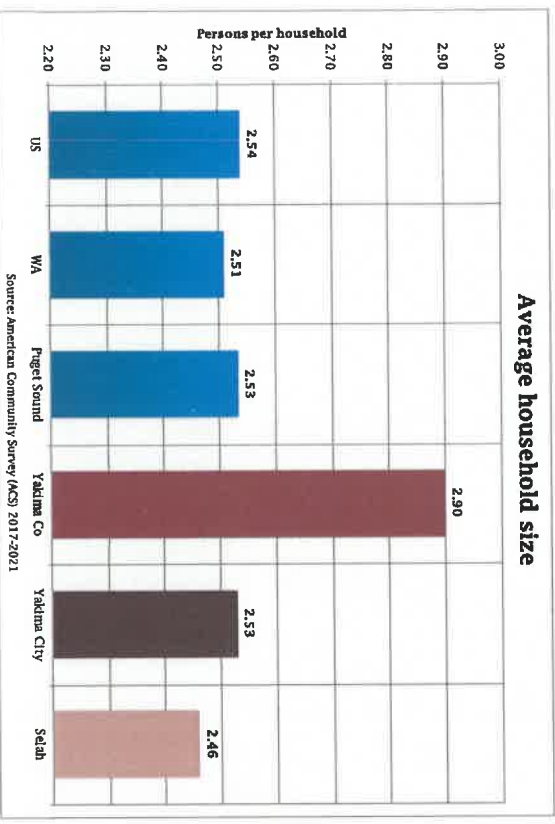
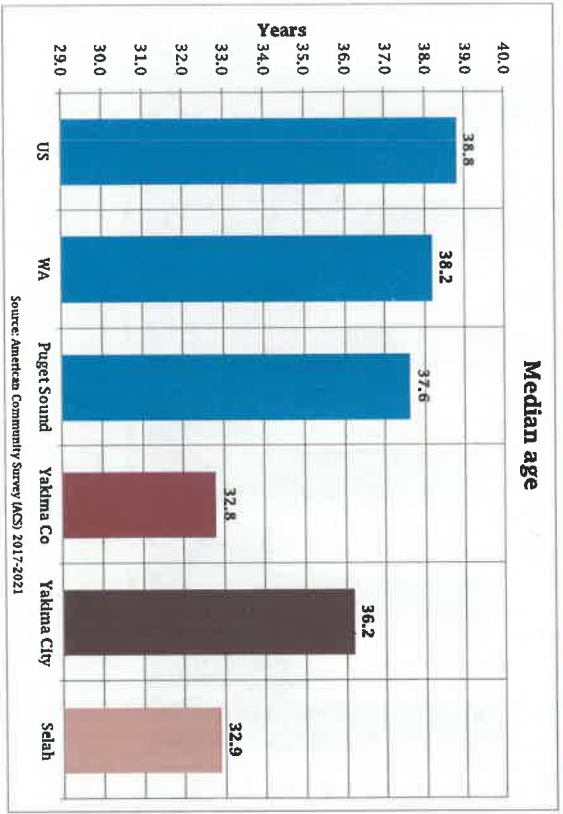
- **Development regulations** - 18 tasks to incorporate applicable requirements from recently enacted Legislature House Bills 1220 to update housing elements in comprehensive plans, HB 1110 to authorize middle housing, HB 1337 to authorize Accessor Dwelling Units (ADUs), and HB 1293 to streamline development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

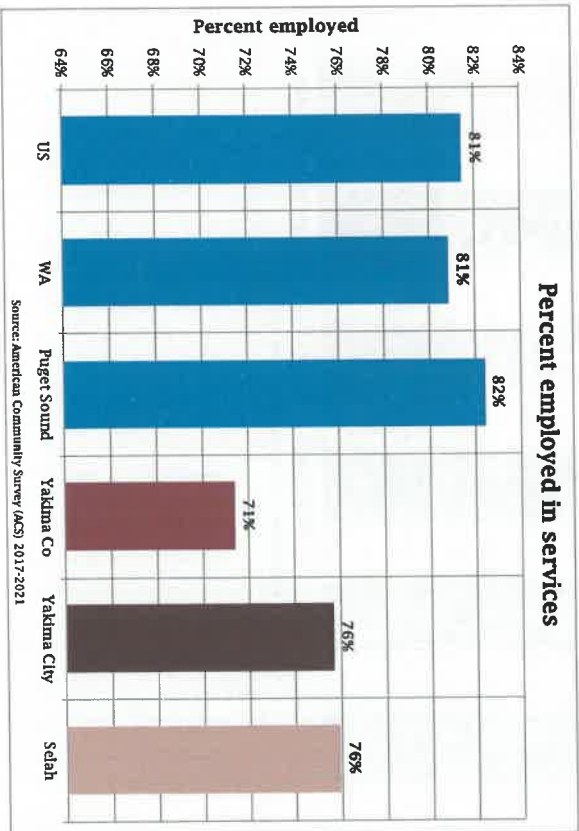
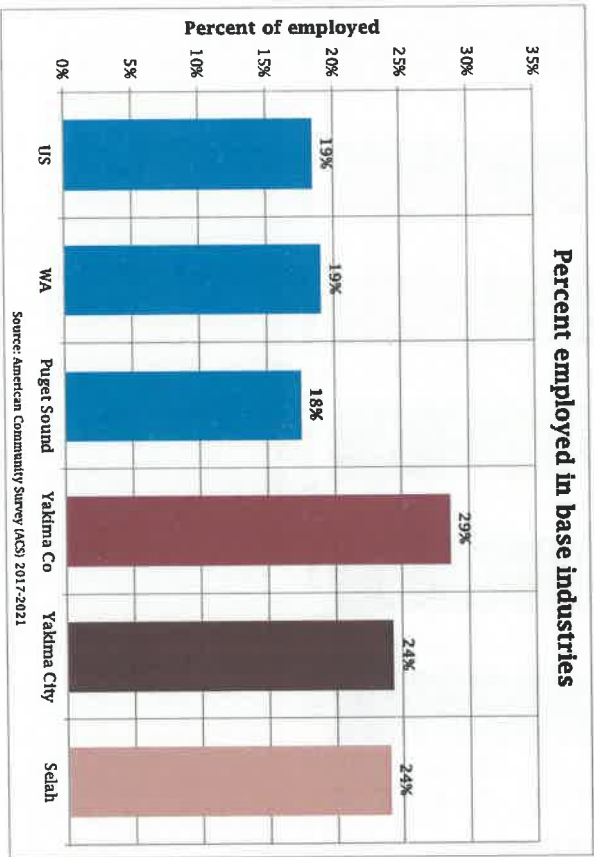
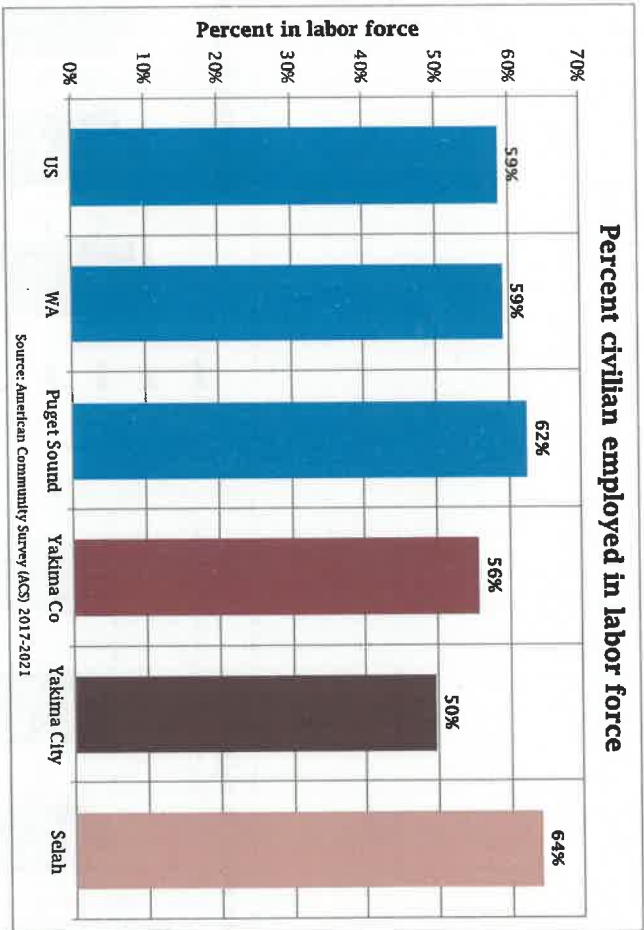
Selah Housing Action Plan (HAP) implementation tasks

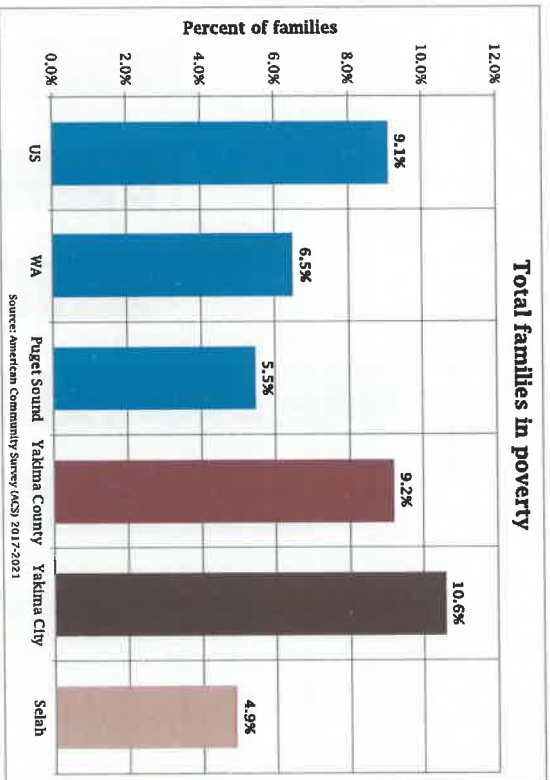
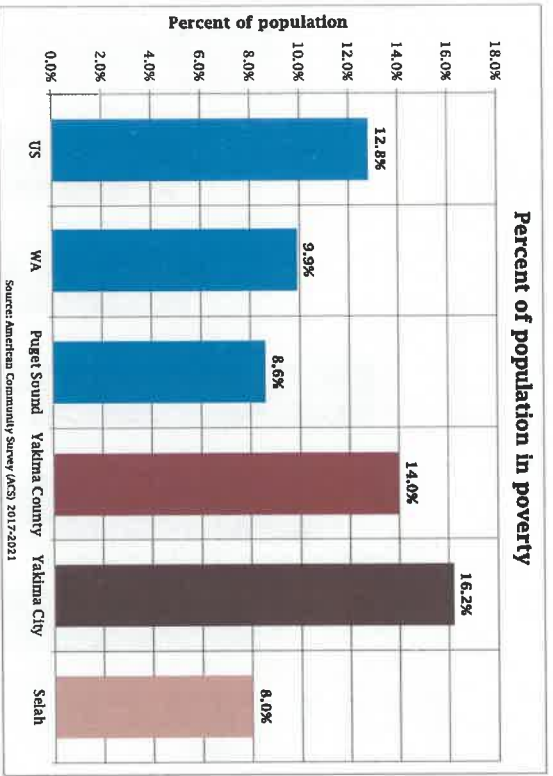
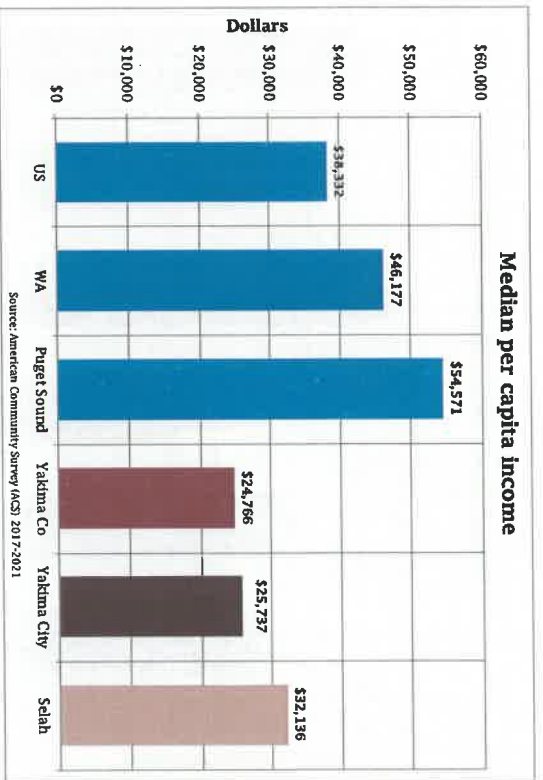
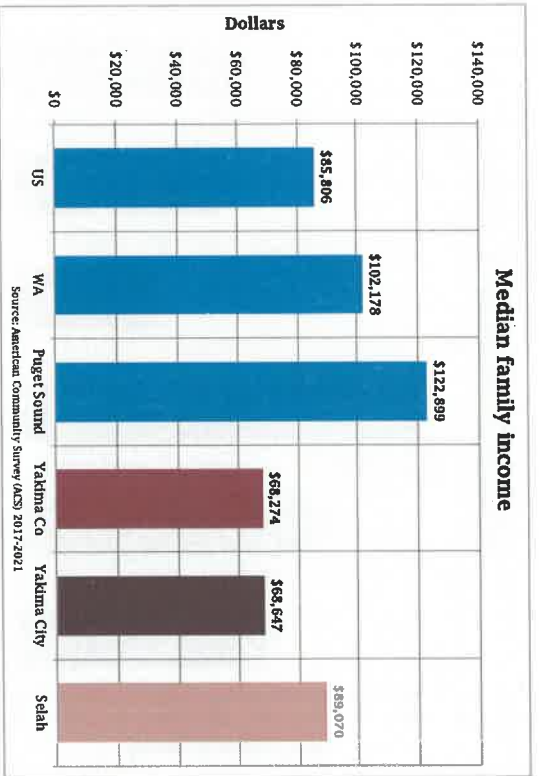
Action		Participants	Performance
HB 1220 Comprehensive Plan Housing Element requirements			
1	Identify land capacity and housing types that meet Method A objectives for 380 additional housing units by 2045 for the extremely low-income (0-30% of AMD), very low-income (>30-50% of AMD), and low-income (>50-80%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

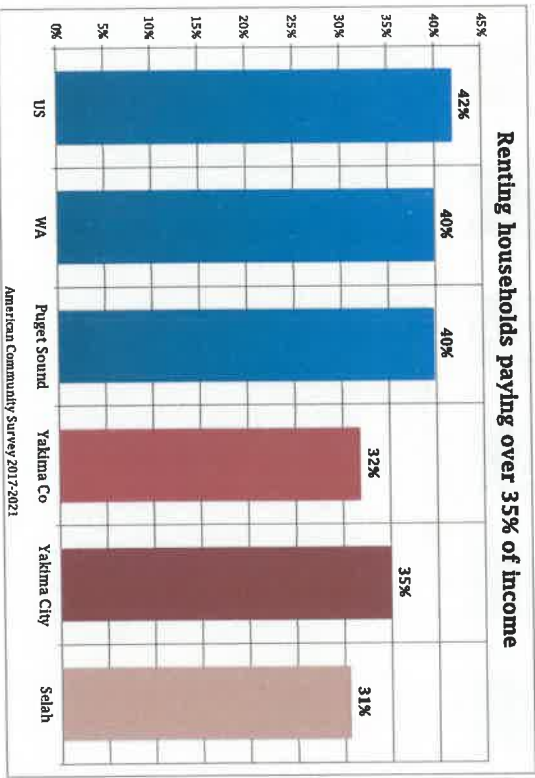
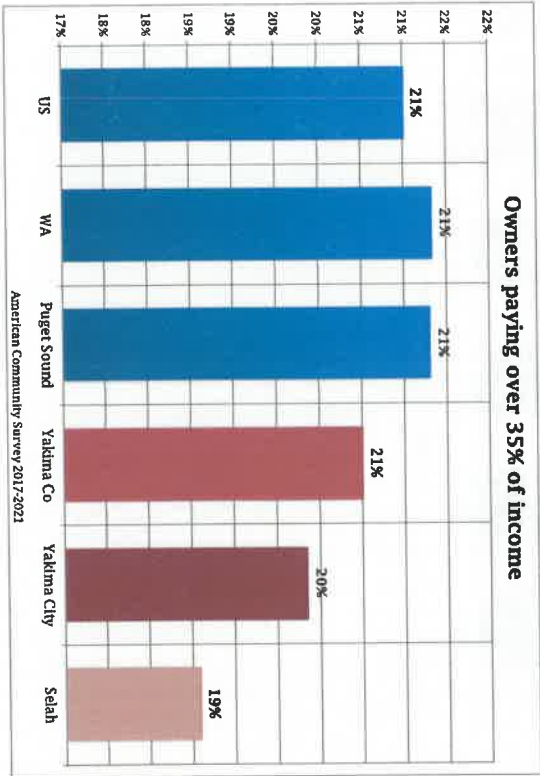
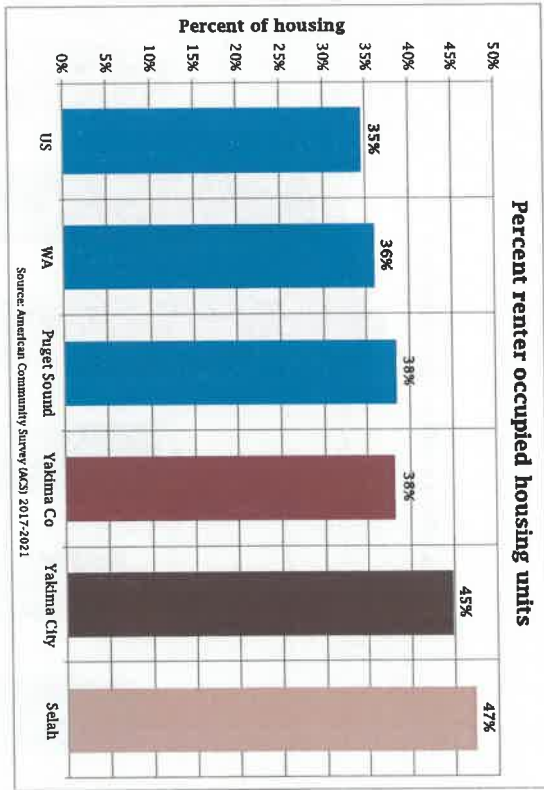
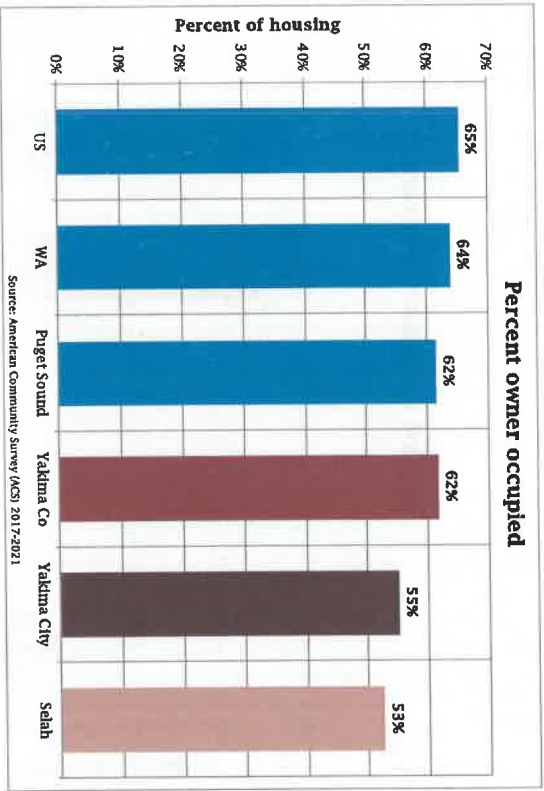
	are affordable for low-income and moderate-income households.		
17	Design guidelines must include one or more ascertainable standard or criterion by which an applicant can determine whether a given building design is permissible.	City Planner/Council	Guidelines revised
18	Design guidelines may not reduce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

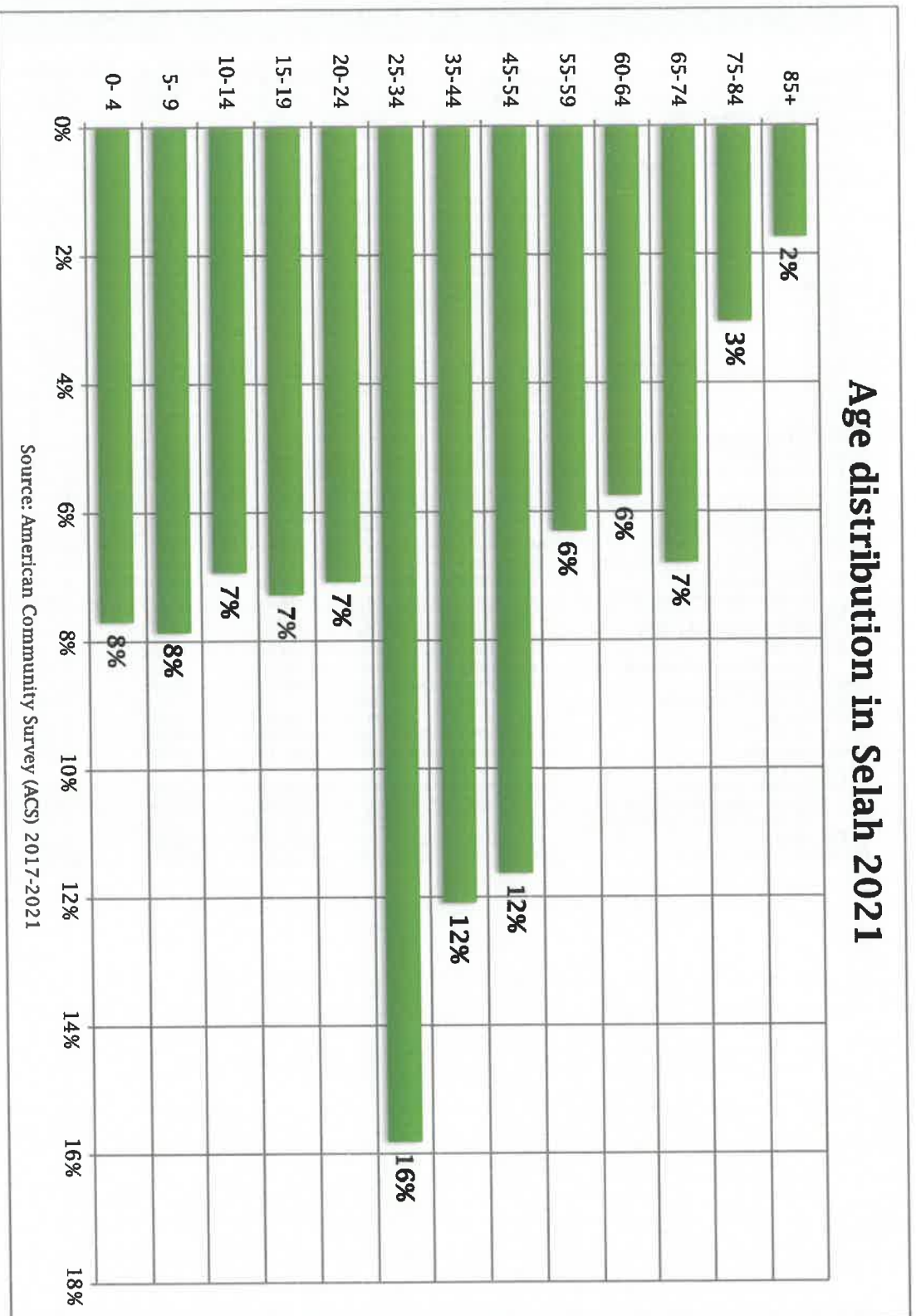








Age distribution in Selah 2021



Public opinion was solicited from a variety of methods including housing action planning process. Following is a summary of workshops, open houses, and an online survey during the 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 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%	7%	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%	62%	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	87%	85%	83%	90%	91%	73%
Same house 1 year ago	7%	9%	10%	8%	8%	18%
Different house in same county	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 Co	Yakima City	Selah			
Less than 9th grade	5%	4%	3%	1%	1%	1%	4%			
9th-12th grade, no diploma	6%	4%	3%	1%	1%	1%	9%			
High school graduate	26%	22%	19%	2%	2%	2%	28%			
Some college, no degree	19%	22%	20%	2%	2%	2%	10%			
Associate degree	9%	10%	9%	8%	7%	7%	10%			
Bachelor's degree	21%	24%	28%	12%	12%	13%	19%			
Graduate or professional degree	14%	15%	18%	6%	6%	7%	11%			
Total age 25+	228,193,464	5,401,149	3,043,263	156,443	156,443	63,616	5,103			
Total population	331,893,745	7,738,692	4,285,867	256,035	256,035	96,565	8,081			
Total persons 16 years+	267,057,693	6,250,868	3,484,137	189,619	189,619	75,497	6,208			
Total in labor force	63%	64%	67%	62%	62%	57%	68%			
Total civilian employed	59%	59%	62%	56%	56%	50%	64%			
Total in armed forces	1%	1%	1%	0%	0%	0%	1%			
Occupation - employed 16+ years	156,380,433	3,696,564	2,176,802	105,468	105,468	37,497	3,984			
Managerial, professional	42%	45%	51%	29%	29%	32%	4%			
Service occupations	16%	15%	13%	19%	19%	19%	1%			
Sales and office operations	20%	18%	18%	16%	16%	18%	2%			
Natural resource, construction, maint	9%	9%	7%	19%	19%	15%	1%			
Production, transportation	13%	12%	11%	17%	17%	15%	1%			
Industry - employed 16+ years	156,380,433	3,696,564	2,176,852	105,468	105,468	37,497	3,984			
Agriculture, forestry, fishing, mining	2%	2%	1%	15%	15%	9%	5%			
Construction	7%	7%	10%	5%	5%	6%	8%			
Manufacturing	10%	9%	7%	9%	9%	10%	11%			
Subtotal base industries	19%	19%	18%	29%	29%	24%	24%			
Wholesale trade	2%	2%	2%	4%	4%	5%	2%			
Retail trade	11%	12%	12%	12%	12%	14%	12%			
Transportation, warehouse, utilities	6%	6%	6%	6%	6%	3%	5%			
Information	2%	3%	3%	1%	1%	0%	0%			
Finance, insurance, real estate	7%	5%	6%	3%	3%	4%	1%			
Education, health, and social service	12%	15%	18%	8%	8%	8%	6%			
Arts, entertainment, recreation	8%	8%	7%	7%	7%	8%	6%			
Other services	5%	4%	4%	3%	3%	4%	5%			
Public administration	5%	5%	4%	4%	4%	4%	8%			
Subtotal service industries	81%	81%	82%	71%	71%	76%	76%			
Total industries	156,380,433	3,696,564	2,176,802	105,468	105,468	37,497	3,984			
Private wage and salary	79%	78%	80%	81%	81%	83%	73%			
Government workers	15%	16%	14%	15%	15%	15%	22%			
Self-employed in own business	6%	6%	5%	3%	3%	3%	5%			
Unpaid family workers	0%	0%	0%	1%	1%	0%	0%			
Total	156,380,433	3,696,564	2,176,802	105,468	105,468	37,497	3,984			
Median household income	\$69,717	\$84,247	\$102,093	\$61,012	\$61,012	\$52,689	\$64,468			
Median family income	\$80,944	\$88,660	\$122,899	\$68,274	\$68,274	\$58,647	\$89,070			
Per capita income	\$35,672	\$38,915	\$54,571	\$24,766	\$24,766	\$25,737	\$32,136			

Comparative social statistics - Income

Household (family/nonfamily) income	US	WA	Puget Sound	Yakima Co	Yakima City	Selah
\$ 0- 9,999	6%	5%	4%	5%	7%	3%
\$ 10- 14,999	4%	3%	2%	5%	7%	1%
\$ 15- 24,999	8%	5%	4%	7%	7%	7%
\$ 25- 34,999	8%	6%	5%	11%	11%	7%
\$ 35- 49,999	11%	10%	8%	14%	15%	15%
\$ 50- 74,999	17%	16%	14%	22%	21%	24%
\$ 75- 99,999	13%	13%	12%	11%	10%	14%
\$ 100-149,999	16%	19%	19%	17%	14%	19%
\$ 150-199,999	8%	10%	12%	5%	4%	3%
\$ 200,000+	10%	14%	19%	3%	3%	7%
Total	127,544,730	3,022,255	1,691,195	86,992	37,282	3,222
Individuals in poverty status by age						
Between 18-64 years	11.9%	9.6%	8.3%	11.6%	14.0%	8.7%
Over 65 years	10.3%	8.2%	8.3%	10.6%	11.4%	5.3%
Total in Poverty 18+ years	11.6%	9.3%	8.3%	11.4%	13.4%	8.2%
Percent of Population in Poverty	12.8%	9.9%	8.6%	14.0%	16.2%	8.0%
Total families in poverty	9.1%	6.5%	5.5%	9.2%	10.6%	4.9%
Married couples	4.7%	3.1%	2.9%	2.6%	2.3%	0.4%
With related children <18 yrs.	6.2%	3.9%	3.5%	3.8%	4.2%	0.0%
With related children <5 yrs.	4.8%	3.1%	2.3%	0.0%	0.0%	0.0%
Female headed families	24.4%	21.8%	18.9%	28.5%	32.4%	20.9%
Female head w/related child <18	37.9%	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%	8%	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%	12%	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%	3%	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

	US	WA	Puget Sound	Yakima Co	Yakima City	Selah
Value (owner-occupied units)						
\$ 0-49,999	6%	3%	2%	7%	6%	2%
\$ 50-99,999	8%	2%	2%	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
Owner costs as % of household income where owner has a mortgage						
Without a mortgage	38.7%	33.3%	28.6%	40.2%	38.9%	17.5%
With a mortgage	61.3%	66.7%	71.4%	59.8%	61.1%	82.5%
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
Rent (renter-occupied units)						
\$ 0-500	4%	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						
13%	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

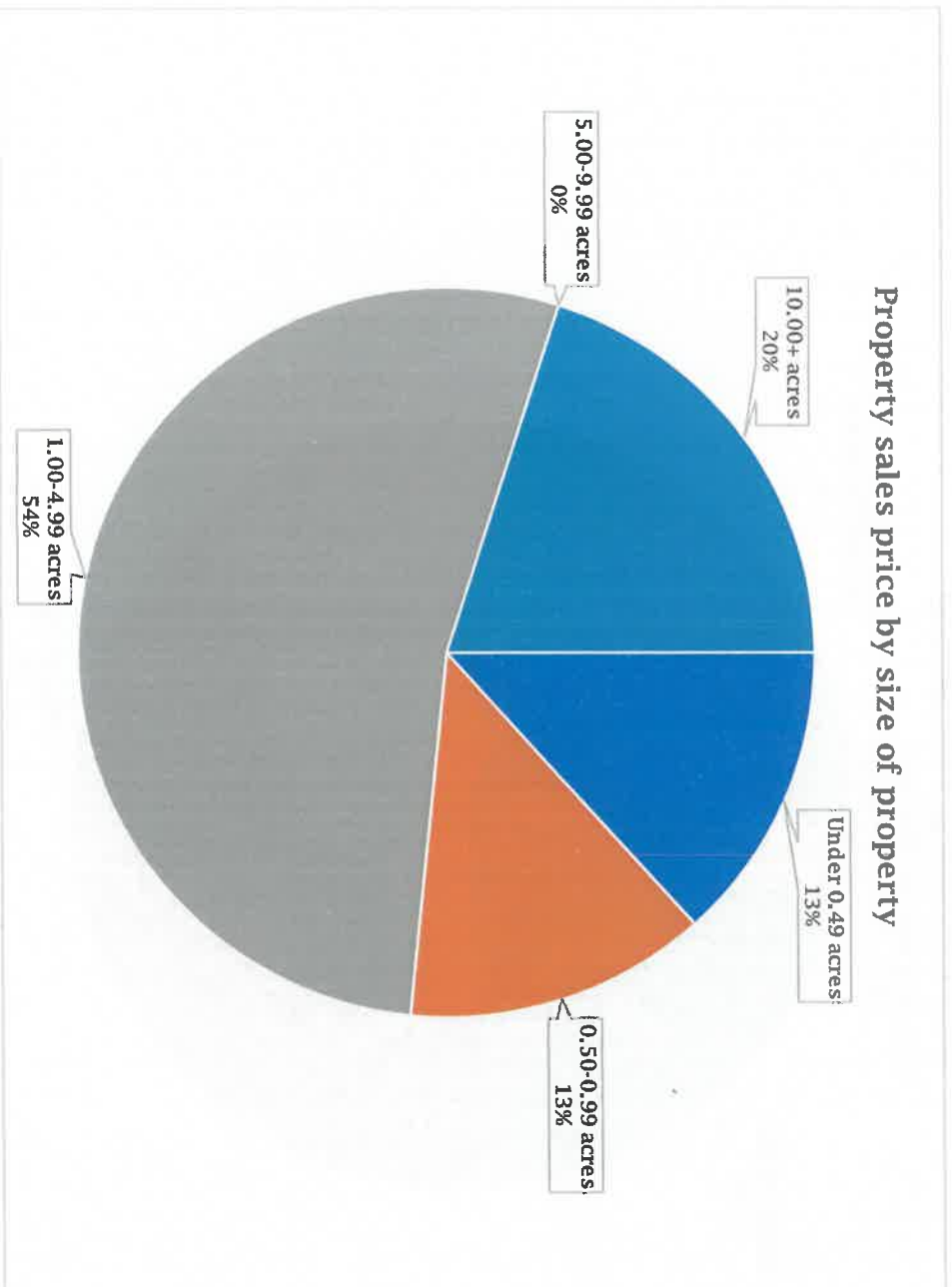
Comparative social statistics - race and language

	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

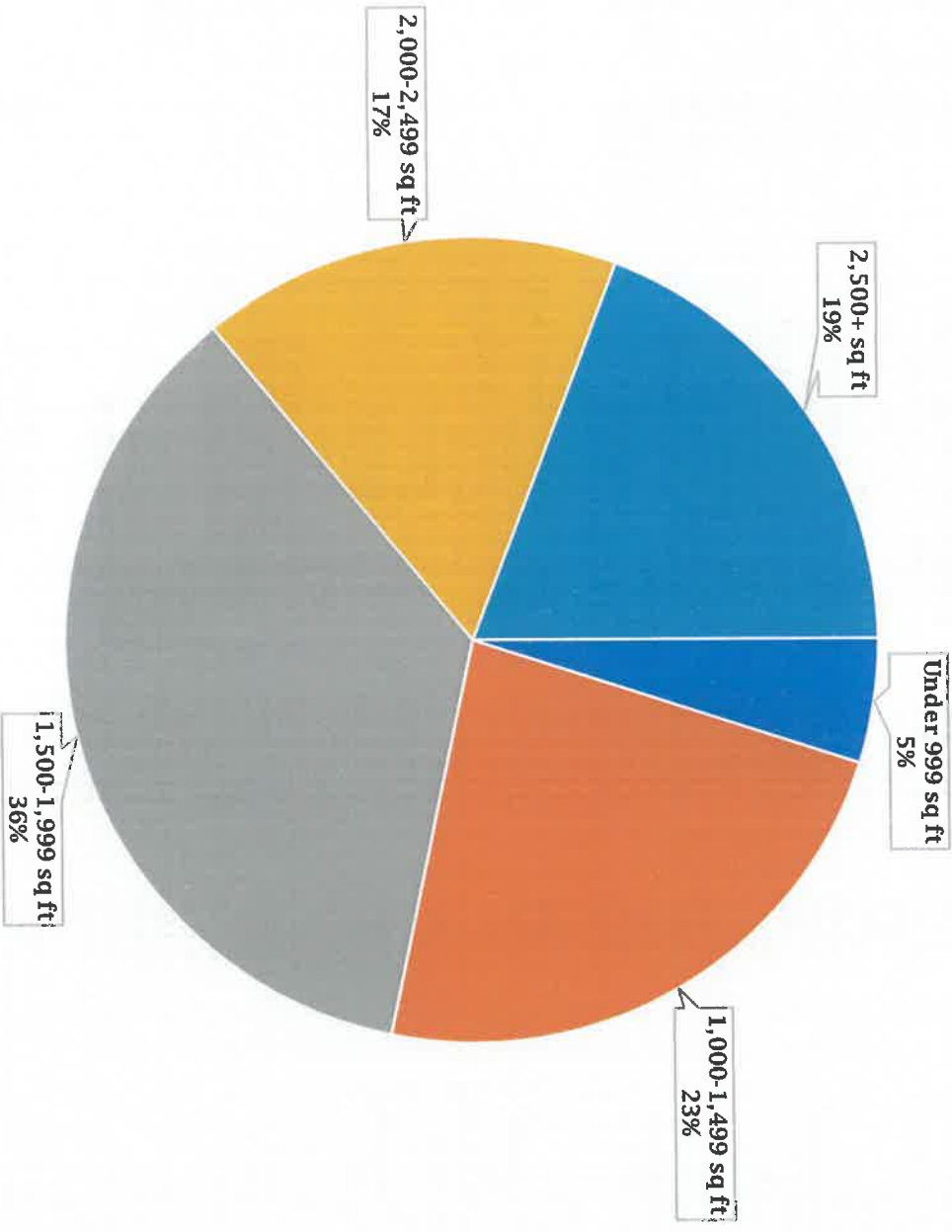
Comparative social statistics - race and language

	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

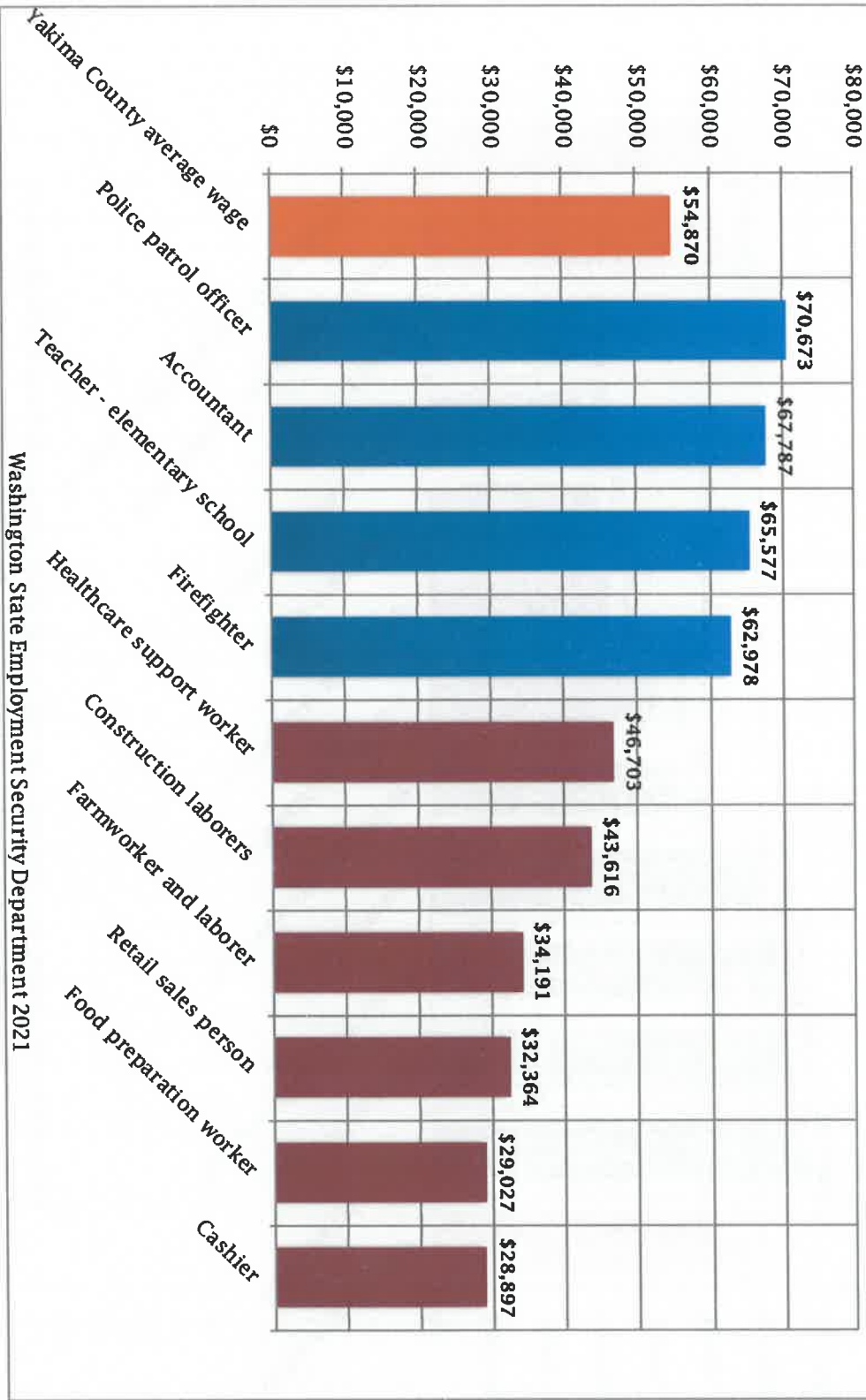


2023 sales by house size

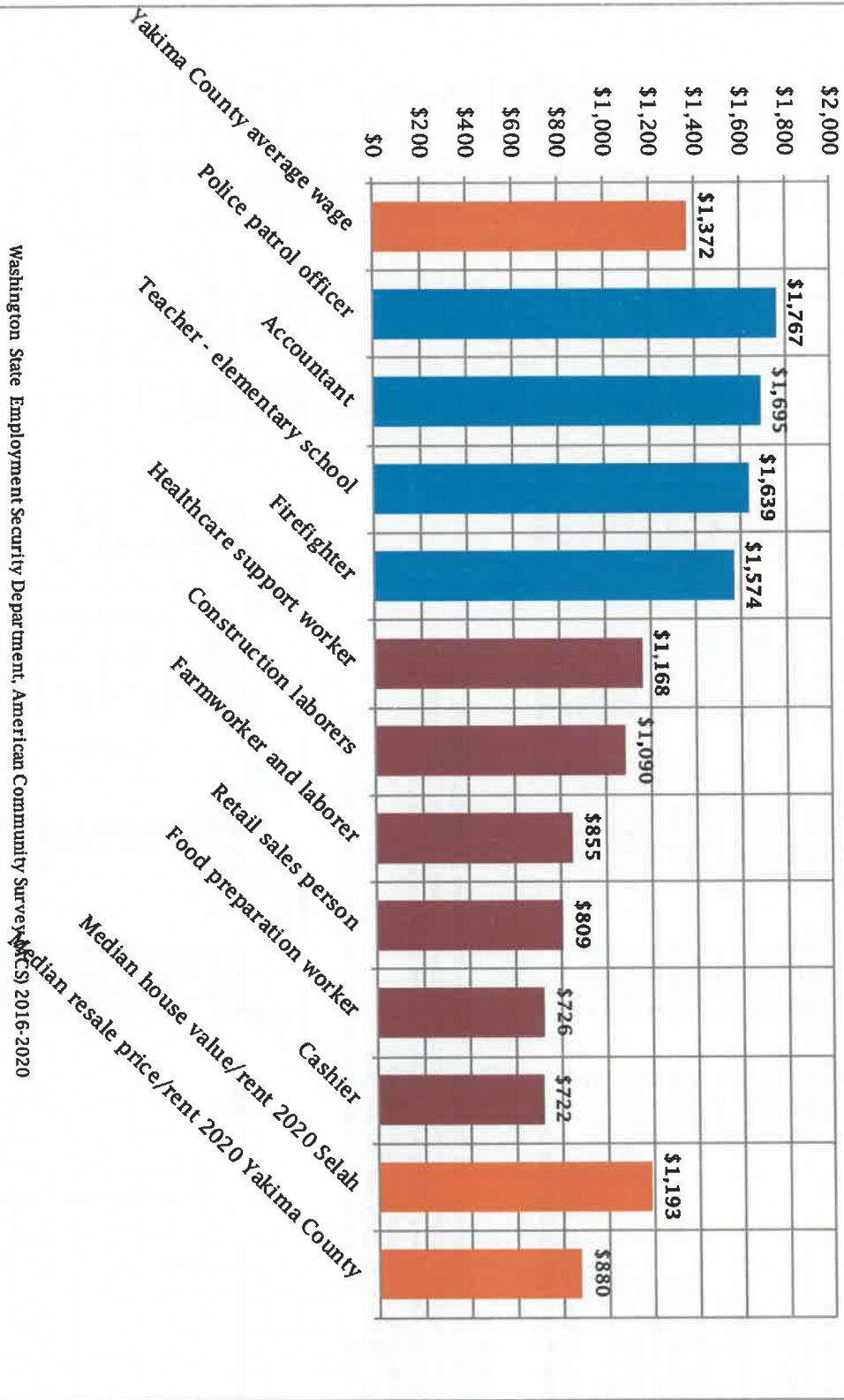


8-May	1305 Heritage Hills Pl	3,600	\$798,250
8-May	1100 Selah Loop Rd	5,424	\$300,100
9-May	220 Twin Peaks Rd	3,740	\$900,000
12-May	2100 Selah Loop Rd	1,056	\$215,000
12-May	200 Anna Ln	1,782	\$349,900
12-May	190 Wenas View Dr	1,872	\$444,000
12-May	505 Viewcrest Pl	2,234	\$379,000
13-May	90 Spring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



Monthly rental capability by occupation in 2021



Washington State Employment Security Department, American Community Survey (ACS) 2016-2020

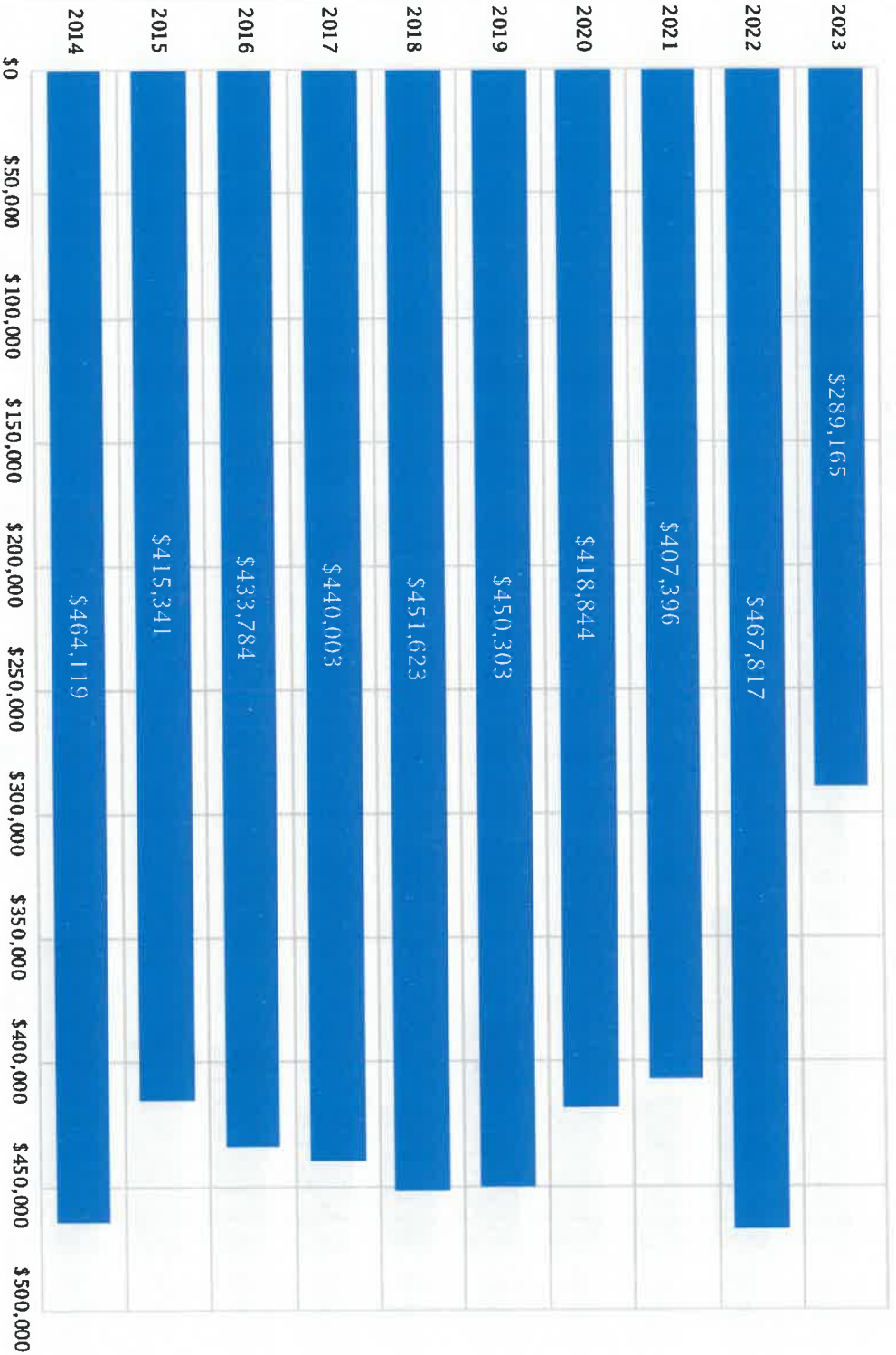
Appendix C: Housing construction trends

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

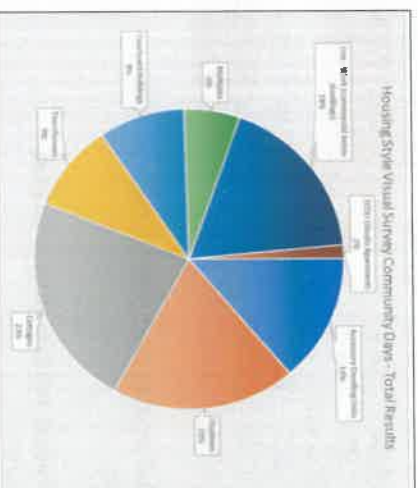
Selah Planning Department staff conducted a visual preference survey of attendees at the annual Community Days festival in May 2022. The preference survey asked attendees to select from illustrations of different “missing middle” housing choices they thought were suitable for Selah and that they would 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 answered: 804 Skipped: 15	50%	49%	1%
Second survey answered: 804 Skipped: 15	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

	<\$20	\$21-30	\$31-40	\$41-50	\$51-75	\$76-100	\$100+
First survey answered: 796 Skipped: 23	2%	3%	18%	23%	20%	21%	12%
Second survey answered: 246 Skipped: 20	\$21-30	\$31-40	\$41-50	\$51-75	\$76-100	\$100+	

Second survey answered: 246 Skipped: 20

	<\$20	\$21-30	\$31-40	\$41-50	\$51-75	\$76-100	\$100+
Second survey answered: 246 Skipped: 20	3%	6%	6%	8%	16%	15%	46%

Considerably more upper income (%100,000+) households answered the second survey compared to the first.

Survey respondents - were self-selected rather than randomly recruited and were generally longtime residents of Selah and Yakima County, worked in Selah or Yakima, commuted by car, with some or more college degrees, age 25-44, married, with 2 adults and 1 child households, evenly split with male and female respondents in the first survey but predominantly female in the second, of \$41,000-\$100,00 income ranges in the first but predominantly over \$100,000+ in the second.

Housing characteristics

Resident respondents were asked their current residence.

First survey answered: 809 Skipped: 10

	Own	Rent
Mobile House	43%	24%
Townhouse	5%	12%
Condo	8%	6%
House	8%	2%
Apt		
Room		

Second survey answered: 258 Skipped: 8

	Own	Rent
Mobile House	5%	77%
Townhouse	1%	0%
Condo	10%	5%
House	2%	
Apt		
Room		

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 answered: 814 Skipped: 5	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 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 answered: 258 Skipped: 8	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

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 residents.	2.37	1st survey
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 residents.	2.27	
Public workers - 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	
Service workers - in retail, health, and other services cannot afford rising housing costs and are not	3.60	

accepting jobs affecting Selah's economic development.

Young adults - are increasingly unable to rent or buy an affordable living unit that is manageable with local entry level job incomes.

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.

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.

Special populations including the mental ill, victims of domestic abuse, and the temporary homeless - are unable to be economically housed to the extend current sponsors are unable to develop and operate necessary housing.

My available housing choice - as a result of the above as well as other market factors, is not what I really need or want.

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

<u>levy</u> - to provide funds to finance the development of a mixed-use, mixed-income demonstration project for innovative housing products and methods in the city.		
<u>Establish an affordable housing coalition</u> - of public, nonprofit, and for-profit representatives to monitor housing conditions in Selah and advise public officials on action that can be take over time to resolve quality and affordability concerns.	2.28	Na
<u>Adopt the Legislature's recently authorized Local Sales Tax Fund HB1590 for a 0.1% -</u> retail sales tax allocation that would generate \$23,048 per year for affordable housing projects and programs in Selah.	Na	2.16
<u>Adopt the Legislature's recently authorized Real Estate Excise Tax (REET)</u> - of an additional 0.25% on the sales price of housing that would generate \$142,265 per year to be dedicated to affordable housing projects and programs in Selah.	Na	2.08
<u>Voter-approve the Legislature's recently authorized special property tax levy</u> - of up to \$0.50 per \$1,000 assessed value that would generate \$428,917 per year for the construction and foreclosure prevention programs for affordable housing in Selah.	Na	2.08
<u>Initiate a joint venture project</u> - to acquire strategic property and conduct a design/develop competition for the development of a mixed-income and affordable housing project in Selah. The WA Department of Commerce (DOC) Land Acquisition Program (LAP) can be used to acquire land for affordable housing and facilities that provide supportive services to affordable housing resident and local low-	Na	2.50

income households.

NA - these questions were not asked in the different surveys.

Policy implications

- First survey respondents gave the highest priority to initiation of a housing renovation loan program and the least priority to a 7-year property tax levy, use of non-cash incentives, an affordable housing coalition, and adoption of low impact development guidelines.
- Second survey respondents gave no high priority and the lowest priority to exempting property taxes for affordable housing, encouraging innovative housing construction methods, adopting non-cash incentives, adopting the Legislature's recently authorized local sales tax, REET, and property sales tax to be allocated on an annual basis in Selah for affordable housing.

Detailed comments were given in the first survey by 196 or 24% of the respondents and in the second survey by 109 or 41% and are provided in the appendices.

First survey answered: 196 Skipped: 623, second survey answered: 109 Skipped 157

Resident respondents were asked if they would like to be included in a lottery drawing.

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

Appendix E: Housing requirements and strategies

Housing type demand projections 2020-2050

The following projections were based on the population forecasts for Selah from 2020 to 2050 and the characteristics of the existing housing inventory identified in the American Community Survey (ACS) of 2017-2021.

The projections assume housing demand in Selah will gradually reflect the changing demographic characteristics of the city's population including an aging of the population resulting in smaller households, preferences for living alone, reduced child-bearing couples including non-nuclear family household types, and the city's increasing urban lifestyles and housing markets.



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

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

The household/housing progression is not absolute as some empty nester or elderly individuals may choose to "age-in-place" in single-family housing and some family starters, particularly female headed families, may never acquire sufficient income to purchase or rent single-family products. As a result, housing supply may not match the household progression assumed in the concept causing an imbalance or mismatch of housing needs and housing supply.

For the purposes of this housing action plan, however, the projections assume the housing supply should eventually adjust to reflect the housing needs of households expected to progress through these stages in Selah over time. Specifically, the projections assume:

- **Population per household** - will remain 2.46 persons in 2020 and by 2050.
- **Percent vacant** - or the vacancy rate will remain constant at 7% of all housing units in 2020 and by 2050.
- **Number vacant housing units** - will remain 327 housing units in 2020 and in 2050 and the existing effective year-round housing units will remain 3,222 units or 91% of the inventory accordingly.
- **Housing market requirement** - will include housing demand to meet household requirements plus a vacancy allocation to provide market elasticity.
- **Percent single-family units of total housing inventory** - will decline from 77% of all demand in 2020 to 71% by 2050 because of an increasing proportion of the population in non-family households.

- **Percent 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

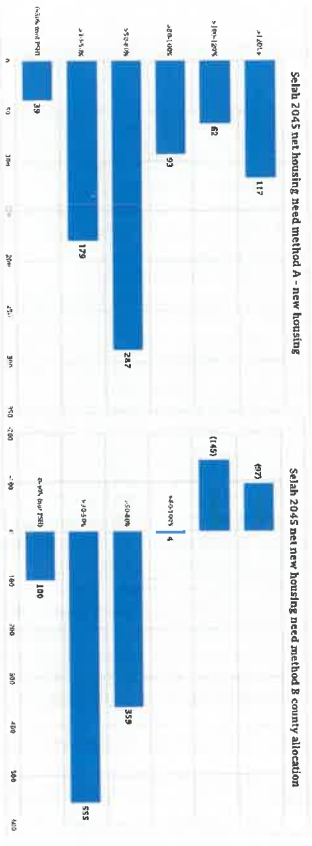
communities are required to plan for housing. House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.”

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



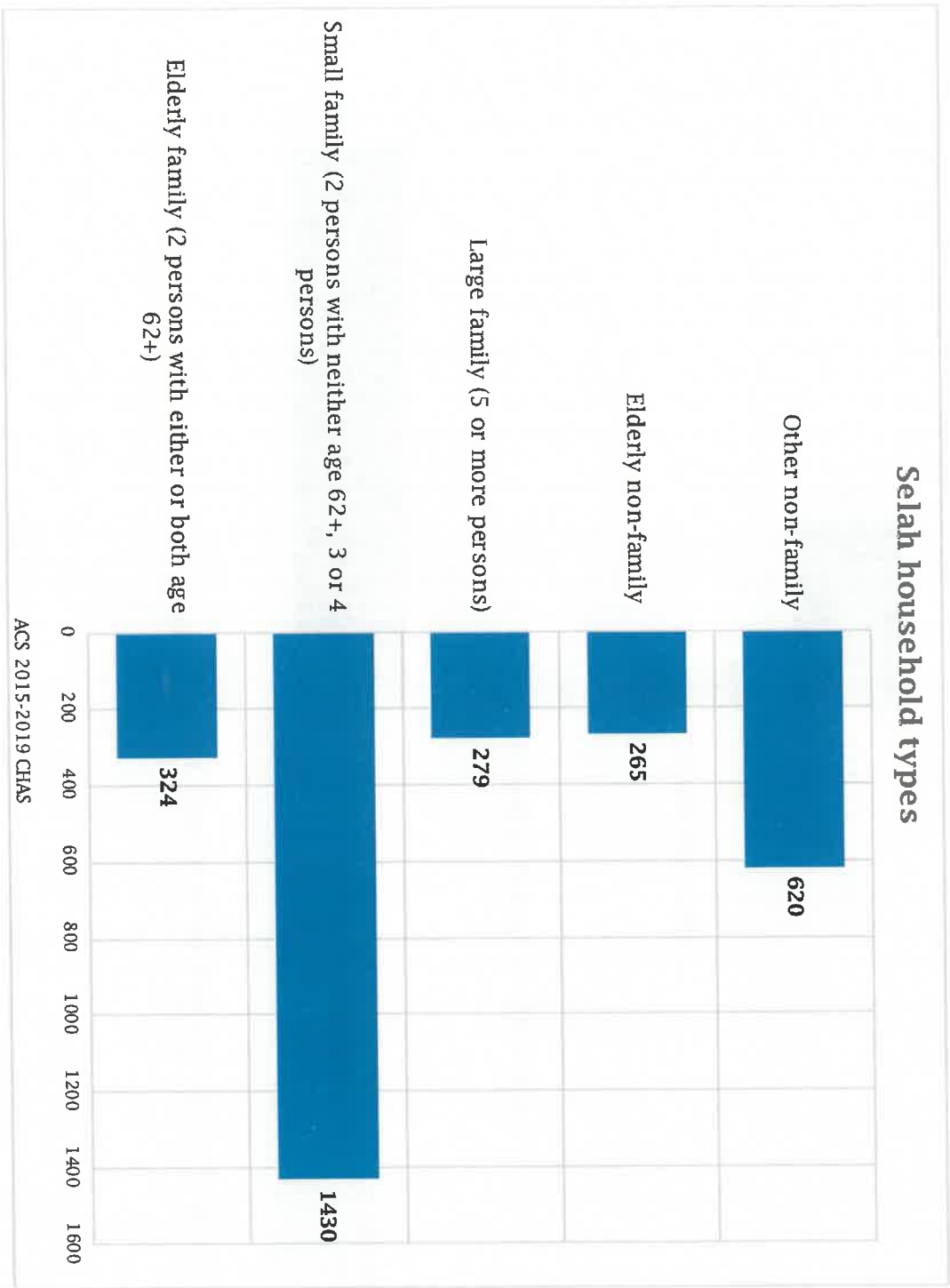
allocated a greater share of affordable housing needs.

- . 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.

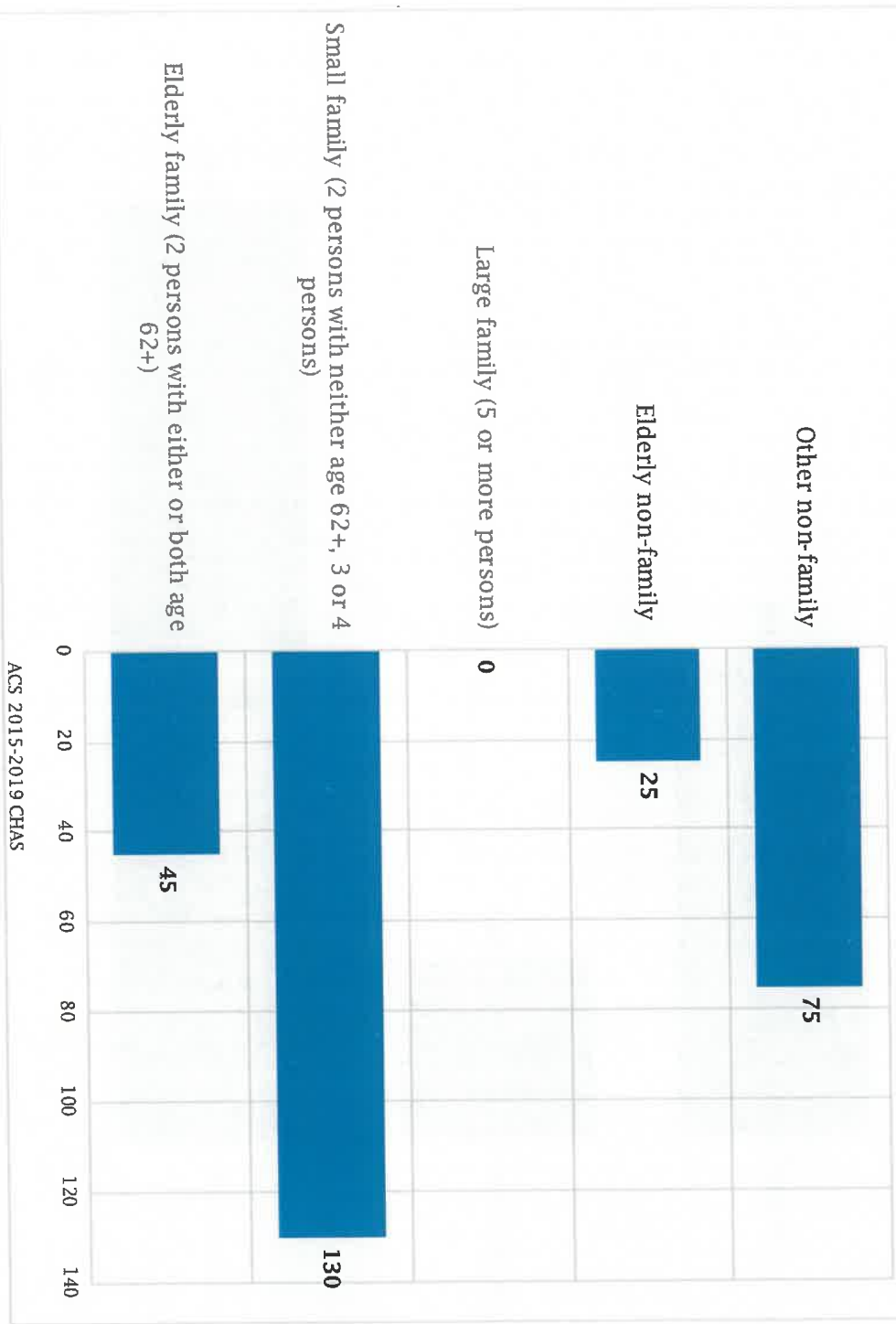
Under Method A, Selah's projected total future housing requirements will increase to 3,849 by 2045 requiring an additional 777 new housing units, 40 Emergency Housing, including a 6% vacancy allocation. The distribution will include 505 units for household incomes below 80% of AMI.

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.

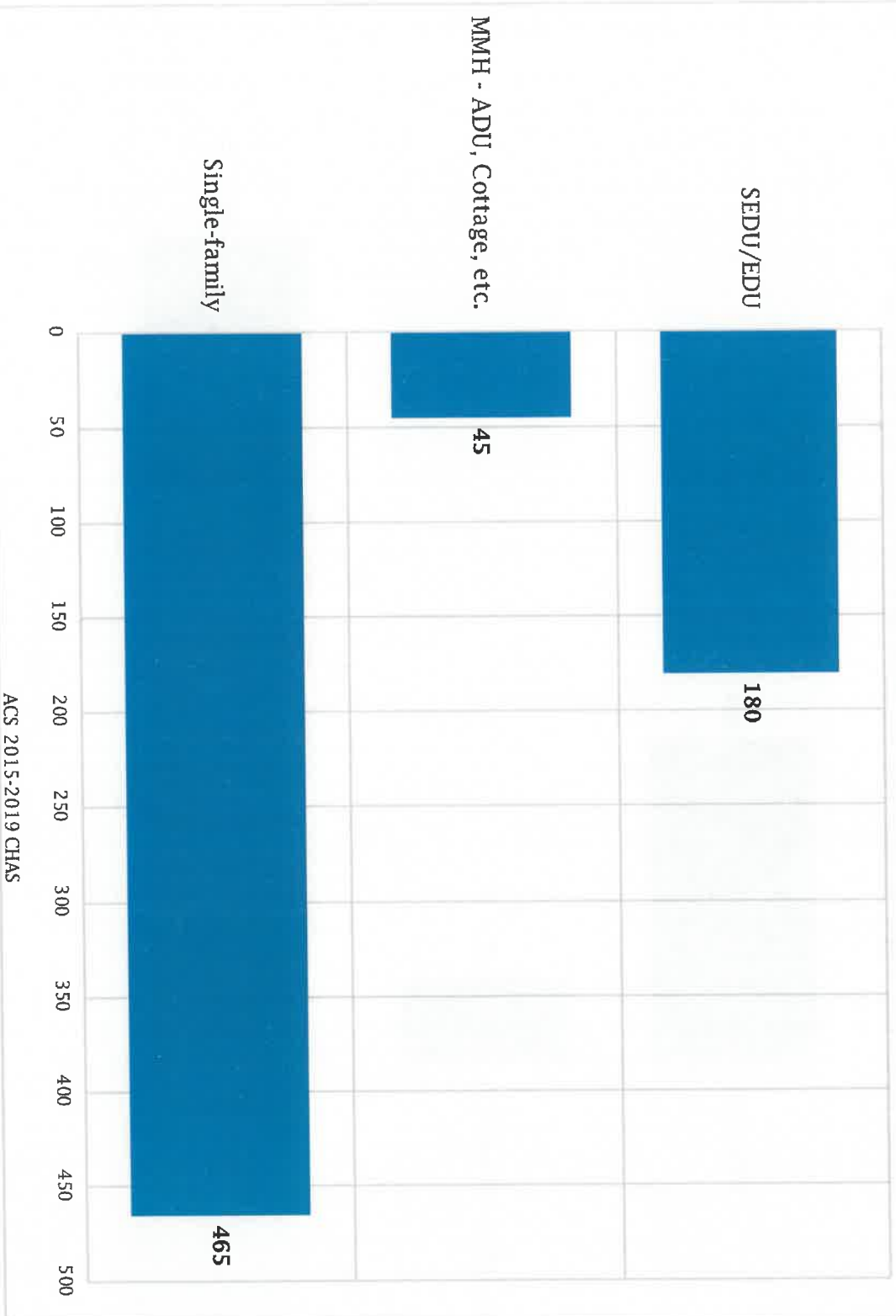
Appendix G: Housing requirements by household type



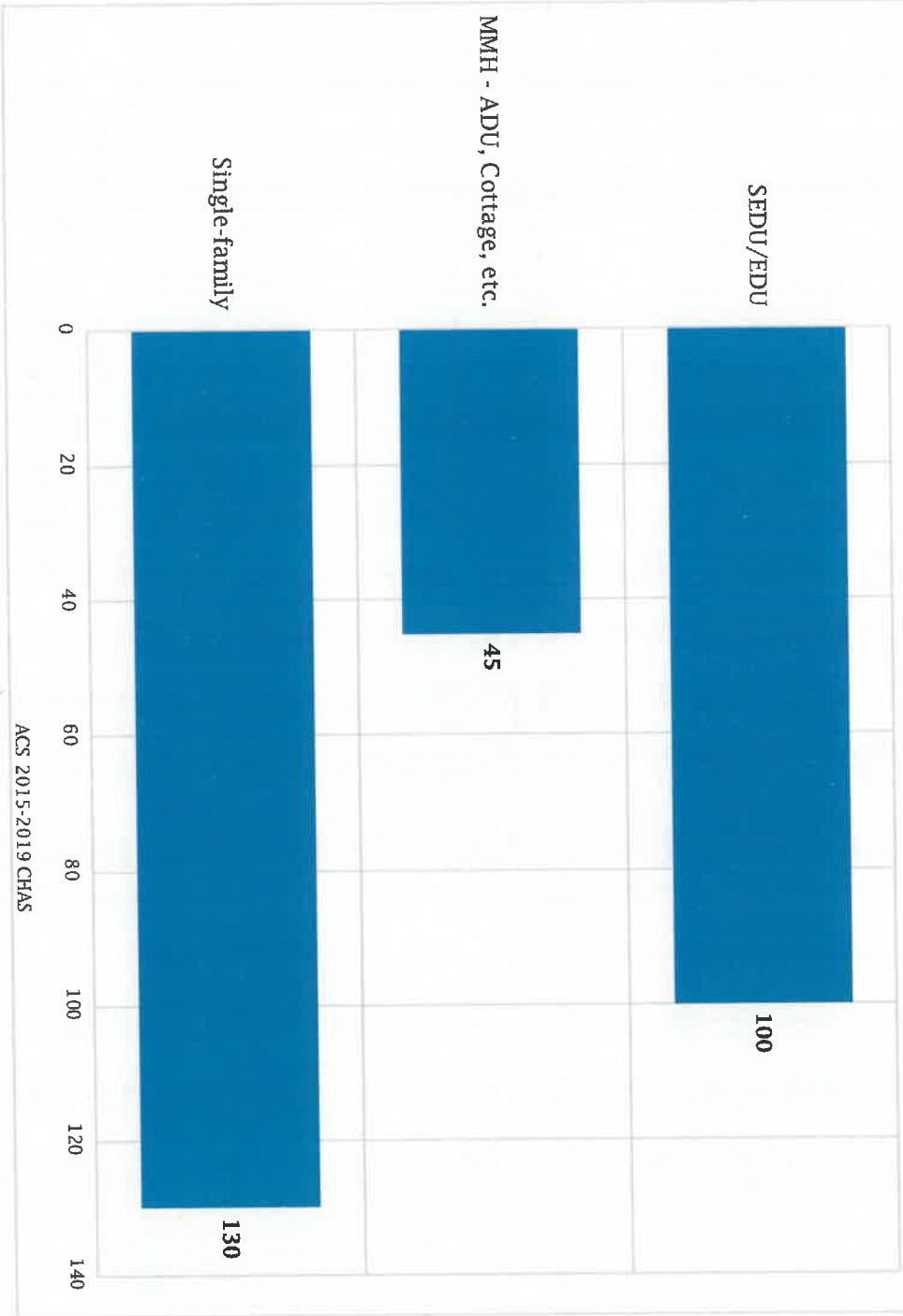
Selah households 30-80% HAMFI paying more than 50%



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



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



ACS 2015-2019 CHAS

Category	>30%	30-50%	50-80%	80-100%	100%+	Total	>30%	30-50%	50-80%	80-100%	100%+	Total	>30%	30-50%	50-80%	80-100%	100%+	Total
Large family (5 or more persons)	>30%	0	15	0	0	15	>30%	0.0%	5.4%	0.0%	0.0%	5.4%	>30%	0.0%	0.0%	0.0%	0.0%	0.0%
	30-50%	0	0	0	0	0	30-50%	0.0%	0.0%	0.0%	0.0%	0.0%	30-50%	0.0%	0.0%	0.0%	0.0%	0.0%
	50-80%	70	20	0	0	90	50-80%	25.1%	7.2%	0.0%	0.0%	32.3%	50-80%	25.1%	7.2%	0.0%	0.0%	32.3%
	80-100%	4	50	0	0	54	80-100%	1.4%	17.9%	0.0%	0.0%	19.2%	80-100%	1.4%	17.9%	0.0%	0.0%	19.2%
	100%+	120	0	0	0	120	100%+	43.0%	0.0%	0.0%	0.0%	43.0%	100%+	43.0%	0.0%	0.0%	0.0%	43.0%
Total	194	85	0	0	279	Total	63.5%	3.0%	0.0%	0.0%	66.5%	Total	63.5%	3.0%	0.0%	0.0%	66.5%	
Elderly non-family	>30%	20	0	0	0	20	>30%	7.3%	0.0%	0.0%	0.0%	7.3%	>30%	7.3%	0.0%	0.0%	0.0%	7.3%
	30-50%	60	10	0	0	70	30-50%	22.6%	3.8%	0.0%	0.0%	26.4%	30-50%	22.6%	3.8%	0.0%	0.0%	26.4%
	50-80%	15	0	0	0	15	50-80%	5.7%	0.0%	0.0%	0.0%	5.7%	50-80%	5.7%	0.0%	0.0%	0.0%	5.7%
	80-100%	40	0	0	0	40	80-100%	15.1%	0.0%	0.0%	0.0%	15.1%	80-100%	15.1%	0.0%	0.0%	0.0%	15.1%
	100%+	40	0	0	0	40	100%+	15.1%	0.0%	0.0%	0.0%	15.1%	100%+	15.1%	0.0%	0.0%	0.0%	15.1%
Total	195	10	0	0	205	Total	73.6%	3.8%	0.0%	0.0%	77.4%	Total	73.6%	3.8%	0.0%	0.0%	77.4%	
Non-family, non-elderly	>30%	0	60	0	0	60	>30%	0.0%	9.7%	0.0%	0.0%	9.7%	>30%	0.0%	0.0%	0.0%	0.0%	9.7%
	30-50%	0	10	0	0	10	30-50%	0.0%	1.6%	0.0%	0.0%	1.6%	30-50%	0.0%	0.0%	0.0%	0.0%	1.6%
	50-80%	80	15	0	0	95	50-80%	12.9%	2.4%	0.0%	0.0%	15.3%	50-80%	12.9%	2.4%	0.0%	0.0%	15.3%
	80-100%	125	15	0	0	140	80-100%	20.2%	2.4%	0.0%	0.0%	22.6%	80-100%	20.2%	2.4%	0.0%	0.0%	22.6%
	100%+	235	20	0	0	255	100%+	37.2%	3.0%	0.0%	0.0%	40.2%	100%+	37.2%	3.0%	0.0%	0.0%	40.2%
Total	440	105	0	0	545	Total	71.0%	16.8%	0.0%	0.0%	87.8%	Total	71.0%	16.8%	0.0%	0.0%	87.8%	
Total	>30%	20	10	0	0	30	>30%	0.7%	0.3%	0.0%	0.0%	1.0%	>30%	0.7%	0.3%	0.0%	0.0%	1.0%
	30-50%	20	20	0	0	40	30-50%	0.7%	2.4%	0.0%	0.0%	3.1%	30-50%	0.7%	2.4%	0.0%	0.0%	3.1%
	50-80%	310	195	0	0	505	50-80%	16.6%	6.7%	0.0%	0.0%	23.3%	50-80%	16.6%	6.7%	0.0%	0.0%	23.3%
	80-100%	249	130	0	0	379	80-100%	8.5%	4.5%	0.0%	0.0%	13.0%	80-100%	8.5%	4.5%	0.0%	0.0%	13.0%
	100%+	1,359	55	0	0	1,414	100%+	46.6%	1.9%	0.0%	0.0%	48.5%	100%+	46.6%	1.9%	0.0%	0.0%	48.5%
Total	2,008	600	0	0	2,608	Total	68.8%	20.6%	0.0%	0.0%	89.4%	Total	68.8%	20.6%	0.0%	0.0%	89.4%	

Source: ACS 2013-2017 CHAS

Appendix H - Racially disparate impacts and housing displacement risks

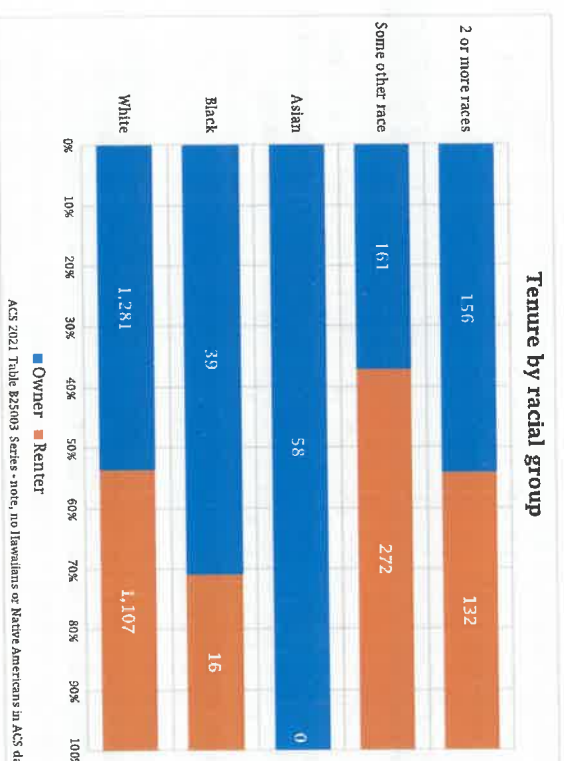
Racially disparate impacts

RCW 36.70A.070(e) requires identification of local policies and regulations that result in racially disparate impacts, displacements, 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

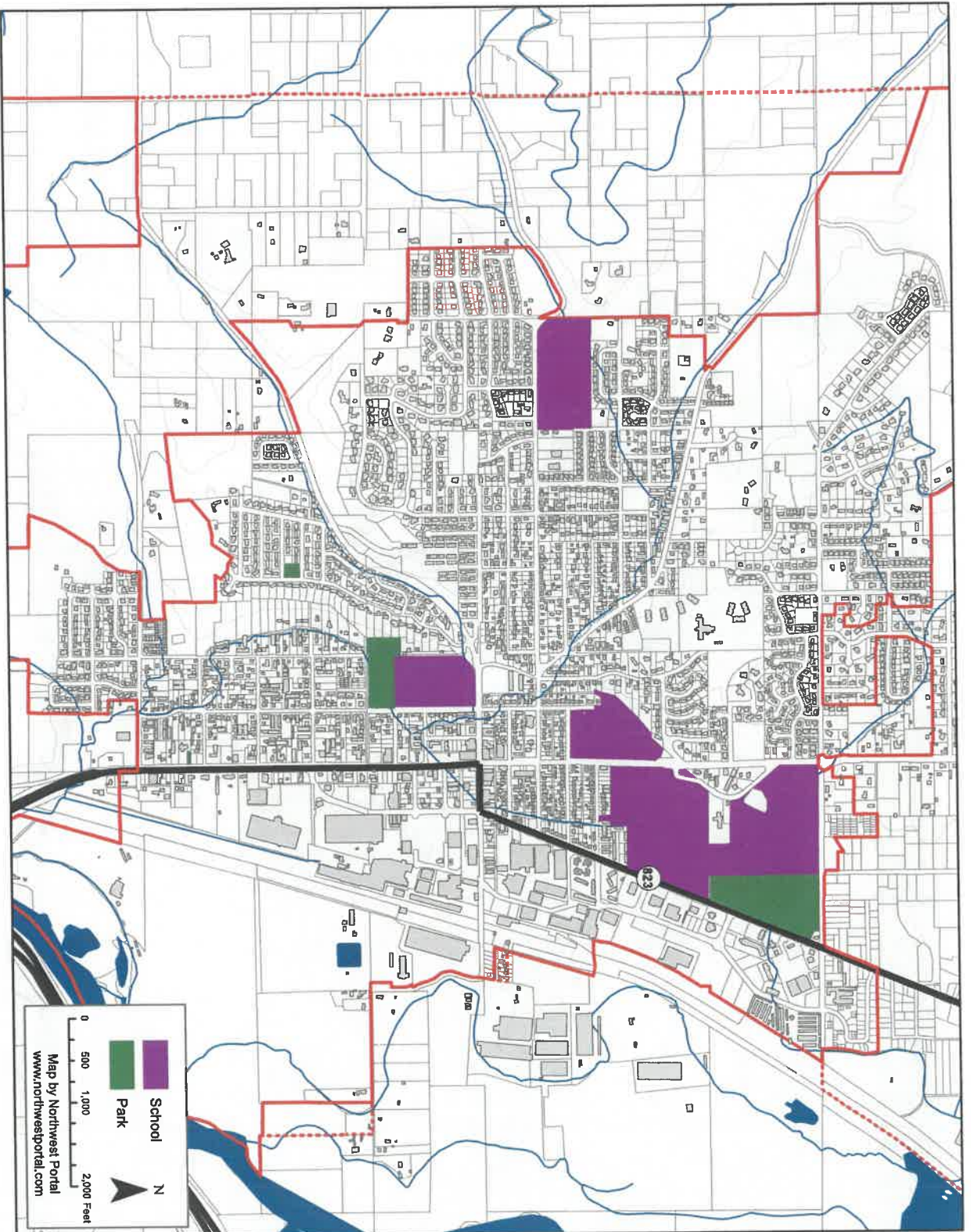
Appendix I - Buildable Land Capacity 2023

City of Selah Residential Land Use Capacity Analysis

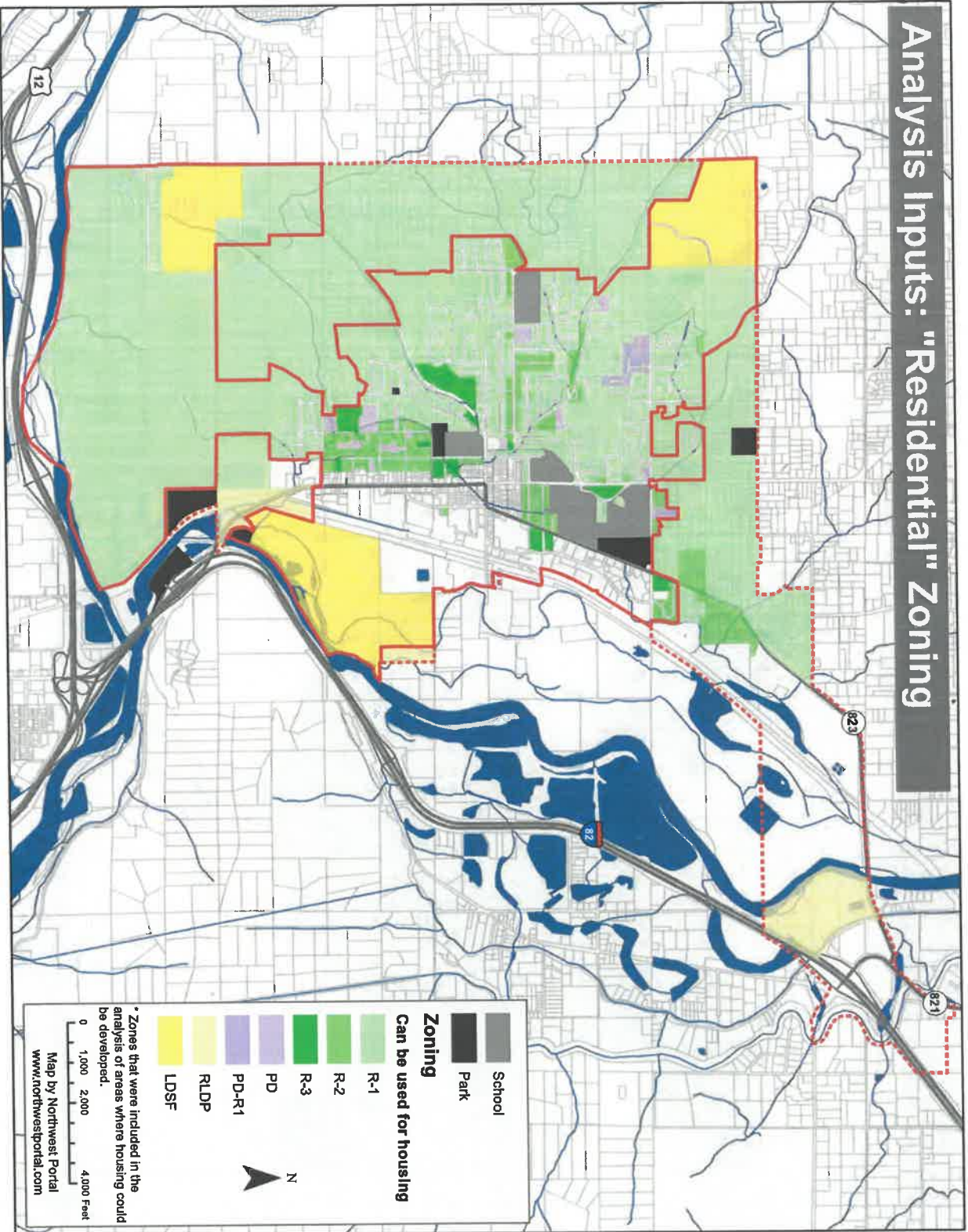
	Existing City Limits					Totals
	LDSF	R-1	R-2	R-3	PD	
Vacant Land (Acres) (1)	137.8	929.1	2.8	11.7	15.7	1,097.1
Less Areas Not Suitable for Development	-31.7	-168.4	0.0	-0.9	-2.8	-203.9
Less Areas in Public Use or Ownership (Acres) (2)	-22.5	-26.0	0.0	-0.2	-0.9	-49.5
Less Parcels Not Suitable for Development (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	1,095.6
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:

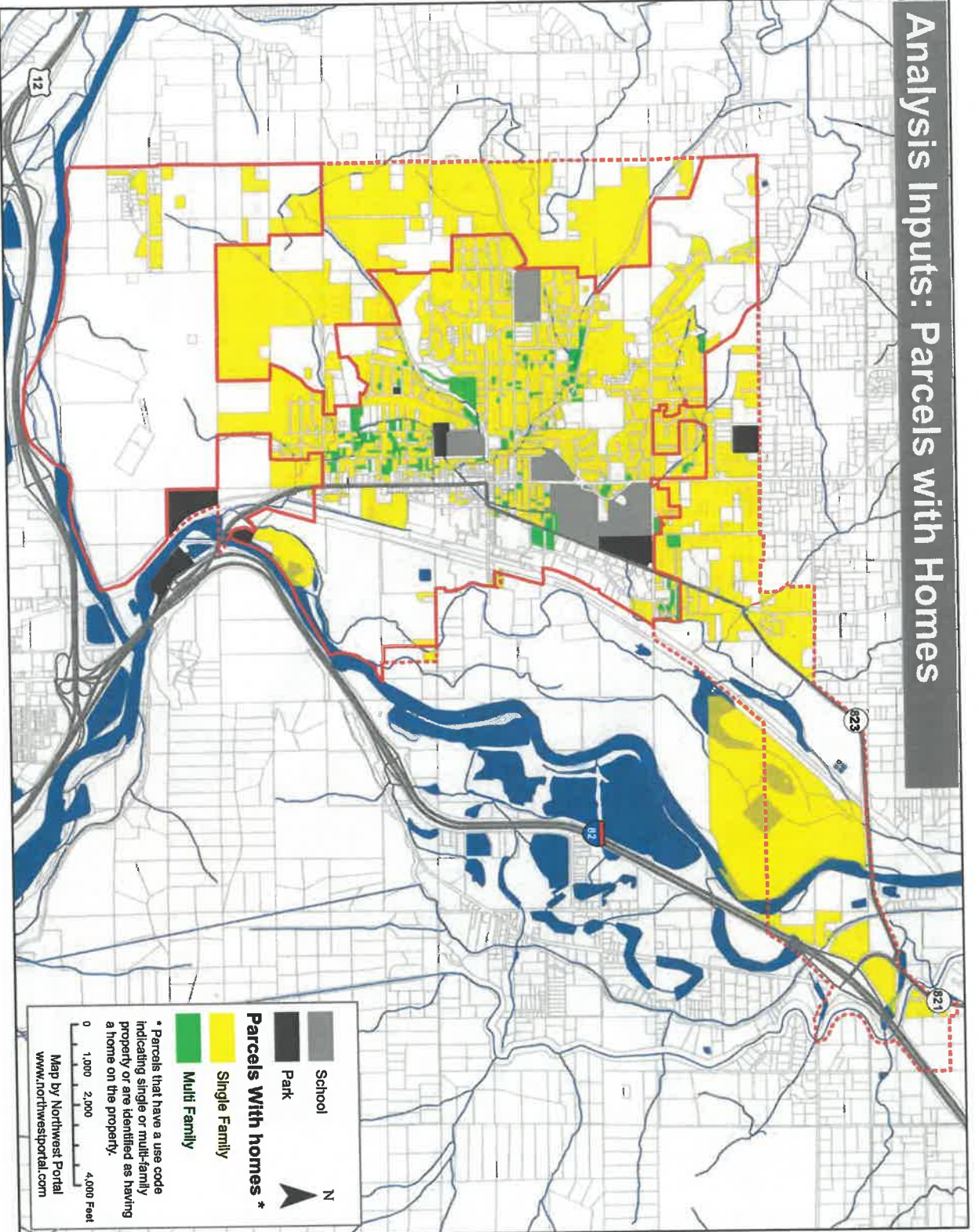
- (1) Includes parcels with land use codes 81, 83, 91, and 99.
- (2) Includes lands owned by city, county, and state governments and special purpose districts, as well as property owned by the William O. Douglas Trail Foundation.
- (3) Includes parcels that are coded as vacant parcels for taxation purposes,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



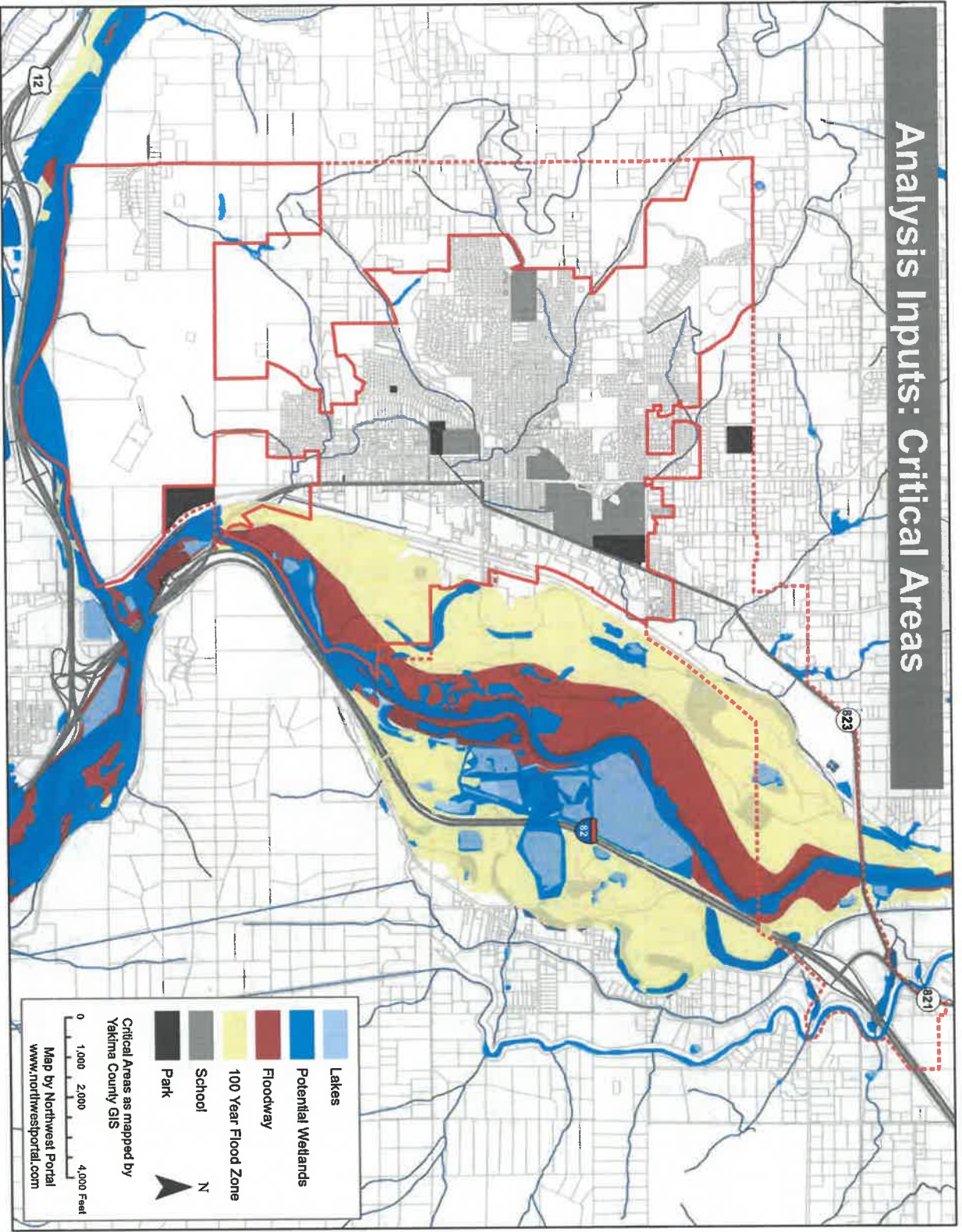
Analysis Inputs: "Residential" Zoning



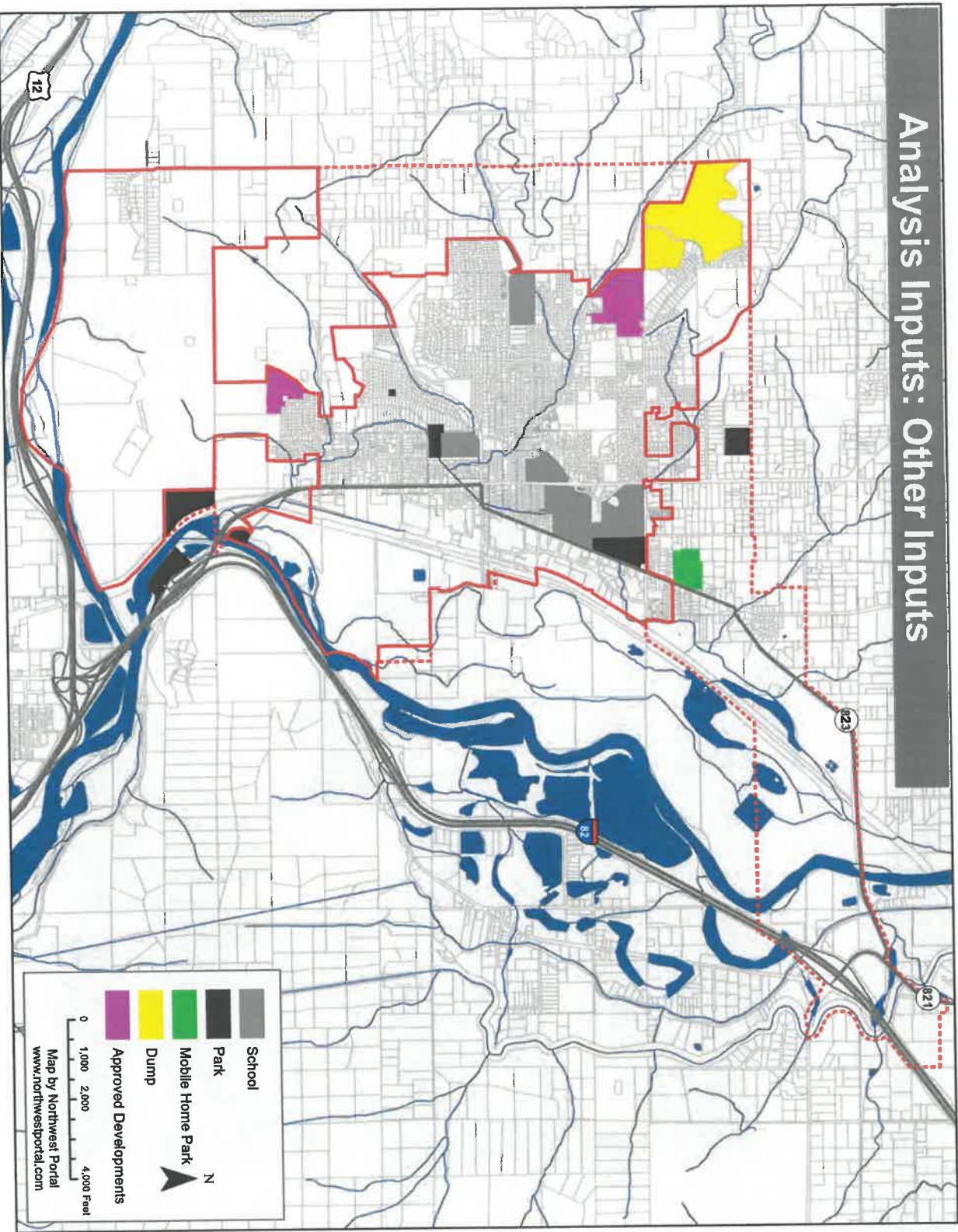
Analysis Inputs: Parcels with Homes



Analysis Inputs: Critical Areas



Analysis Inputs: Other Inputs



Development Status and Restrictions

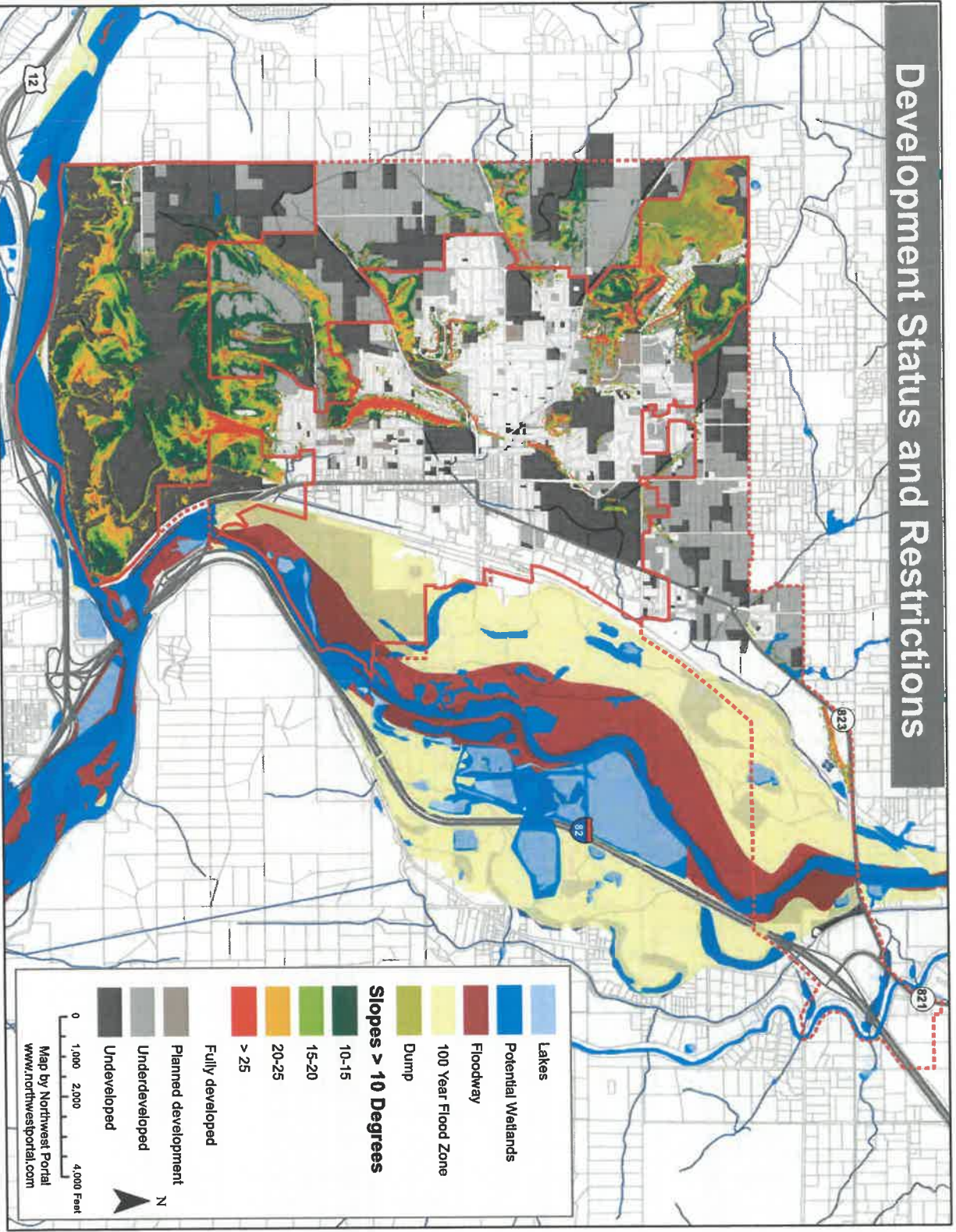


Table 1
Land Uses Within the Selah City Limits by Zoning District
Sunday, October 1, 2023

Land Use Codes	B-1										Totals
	B-1	B-2	M-1	LD5F	R-1	R-2*	R-3	PD	PD-R1		
11 Single Family Residence	15	73	4	39	1598	332	37	135	38	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	12	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	18	0	0	0	0	0	0	0	18	
58 Retail Trade - Eating/Drinking	1	24	0	0	0	0	0	0	0	25	
59 Retail Trade - Other	0	10	0	0	0	0	0	0	0	10	
61 Finance, Insurance, Real Estate Svcs	0	4	0	0	0	0	0	0	0	4	
62 Personal Services	0	15	1	0	0	0	1	0	0	17	
63 Business Services	0	8	0	0	0	0	0	0	0	8	
64 Repair Services	9	9	0	0	0	0	0	0	0	18	
65 Professional Services	0	0	0	0	0	0	0	0	0	0	
66 Construction Services	0	9	1	0	3	0	0	0	0	13	
67 Government Services	0	4	0	0	6	2	2	0	0	14	
68 Educational Services	0	5	0	0	2	4	0	3	0	14	
69 Misc Services	0	2	0	0	0	0	0	0	0	2	
71 Cultural Activity	0	1	0	0	0	0	5	0	0	6	
72 Public Assembly	0	1	0	0	0	0	0	0	0	1	
74 Recreational Activities	0	1	0	0	1	8	0	0	0	9	
76 Park	0	0	0	0	2	12	0	0	0	14	
81 Agricultural	0	3	0	15	134	4	10	7	24	197	
91 Undeveloped Land (Residential)	0	20	4	0	4	7	5	0	0	40	
99 Undeveloped Land (Other)	0	0	2	3	5	7	1	1	0	19	
Use not recorded (Public Lands)											
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 Neches) - 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	0	0	0	0
67 Government Services	0	2	0	0	2
68 Educational Services	0	1	0	0	1
69 Misc Services	0	0	0	0	0
71 Cultural Activity	0	5	0	0	5
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:

- 95% of the parcels are privately owned.
- 19% of the parcels are not developed.
- 71% of the parcels are being used as single family residences.
- 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 plats 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	LDSE	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

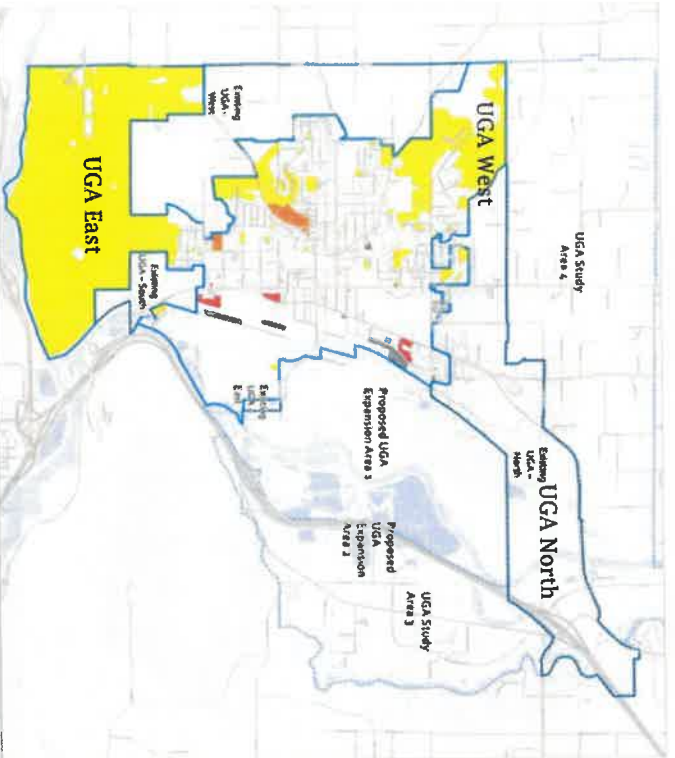
Source: Selah Planning Department.

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 additions 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.

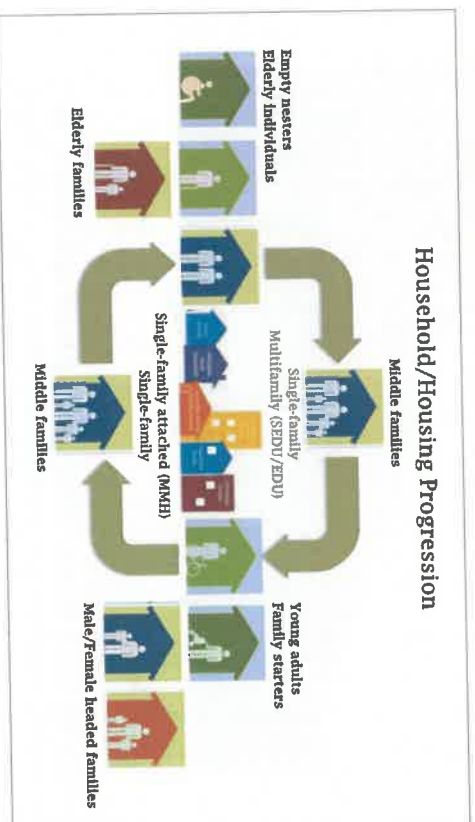
The on-line resident household surveys were conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all mailing and post office box address within the Selah zip code. 819 respondents or 25% of all households completed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

15 August 2023

MMH single-family stockbuilt - land - permits, fees - smaller units - modular (1.50) container (3.50)

Property	unit	quantity	unit cost	qty cost	qty cost	qty cost	qty cost	qty cost	qty cost	qty cost
1 Acquire property	acre	143,748	\$2.26	\$325,000	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL LAND ACQUISITION COSTS				\$325,000						
Construction										
2 Prepare site	unit	144,900	\$7.00	\$1,014,300	\$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	\$300,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
4 Construct single story detached units	sq feet	14,000	\$400,000	\$5,600,000	\$5,600,000	\$5,040,000	\$3,264,000	\$2,284,800	\$1,747,200	\$2,496,000
5 Construct single story duplex	sq feet	9,600	\$350,000	\$3,360,000	\$3,360,000	\$2,940,000	\$2,284,800	\$6,925,100	\$5,617,500	\$5,617,500
SUBTOTAL DIRECT DEVELOPMENT COSTS				\$10,334,300	\$10,334,300	\$9,354,300	\$6,925,100	\$5,617,500	\$5,617,500	\$5,617,500
6 Permits, fees, utility connections, impact fees				\$100,000	\$100,000	\$0	\$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	\$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	\$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	\$7,415,100
Development cost per single story single-family detached		14		\$596,029	\$382,257	\$578,020	\$523,207	\$387,224	\$314,199	\$314,199
Development cost per single story duplex		12		\$476,823	\$465,806	\$462,416	\$418,565	\$309,779	\$251,359	\$251,359
Average square footage per single story single-family detached		1,000			800	800	900	800	800	800
Average square footage per single story duplex		800			\$24,788	\$7,627	\$98,664	\$244,768	\$376,213	\$376,213
Cost reduction of housing units - per measures					2.3%	0.7%	9.5%	26.0%	39.9%	39.9%
Cost savings - per measure					\$24,788	\$32,415	\$131,080	\$375,848	\$507,293	\$507,293
Cost reduction of housing units - cumulative					2.3%	3.0%	12.5%	38.5%	52.5%	52.5%
Percent savings - cumulative*										
* Cumulative total includes modular or container but not both as each method is independent of the other.										

MMH mixed housing types

Property	unit	quantity	unit cost	qty cost	qty cost	qty cost	qty cost	qty cost	qty cost	qty cost
1 Acquire property	acre	143,748	\$2.26	\$325,000	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL LAND ACQUISITION COSTS				\$325,000						
Construction										
2 Prepare site	unit	144,900	\$7.00	\$1,014,300	\$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	\$300,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
4 Construct single story detached units	sq feet	8,000	\$400,000	\$3,200,000	\$3,200,000	\$2,880,000	\$2,176,000	\$1,684,000	\$1,684,000	\$1,684,000
5 Construct single story duplex	sq feet	9,600	\$350,000	\$3,360,000	\$3,360,000	\$2,940,000	\$2,284,800	\$1,747,200	\$1,747,200	\$1,747,200
5 Construct single story townhouse	sq feet	8,000	\$350,000	\$2,800,000	\$2,800,000	\$2,450,000	\$1,904,000	\$1,456,000	\$1,456,000	\$1,456,000
SUBTOTAL DIRECT DEVELOPMENT COSTS				\$10,734,300	\$10,734,300	\$9,644,300	\$7,739,100	\$6,241,500	\$6,241,500	\$6,241,500
6 Permits, fees, utility connections, impact fees				\$100,000	\$100,000	\$0	\$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	\$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	\$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	\$8,238,780
Development cost per single story single-family detached		8		\$570,089	\$557,394	\$553,487	\$497,284	\$399,047	\$321,827	\$321,827
Development cost per single story duplex		12		\$456,071	\$445,915	\$442,790	\$397,827	\$319,238	\$257,462	\$257,462
Development cost per single story townhouse		10		\$456,071	\$445,915	\$442,790	\$397,827	\$319,238	\$257,462	\$257,462
Average square footage per single story single-family detached		1,000			800	800	900	800	800	800
Average square footage per single story duplex		800			\$33,008	\$10,156	\$146,128	\$255,416	\$456,188	\$456,188
Average square footage per single story townhouse		800			2.2%	0.7%	10.2%	19.8%	35.3%	35.3%
Cost reduction of housing units - per measures					\$33,008	\$43,164	\$189,292	\$444,708	\$645,480	\$645,480
Cost savings - per measure					2.2%	2.9%	13.1%	32.8%	48.4%	48.4%
Cost reduction of housing units - cumulative					2.2%	2.9%	13.1%	32.8%	48.4%	48.4%
Percent savings - cumulative*										
* 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,

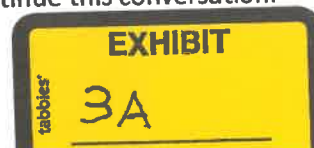
We had the opportunity to discuss the City's draft Housing Action Plan with Tom Beckwith and wanted to pass along some notes from this meeting. Generally, we feel the information presented in the draft HAP provides good background on the City's current and future demographics and accurately identifies 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>; '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@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

Lisa M. Dwyer
(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 #:

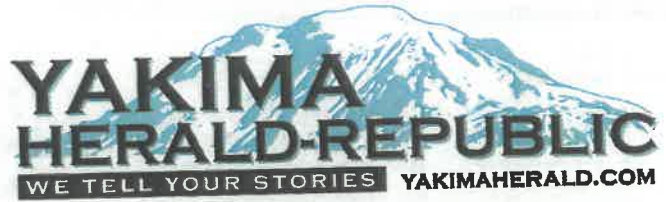


Publication Cost: \$199.50
Order No: 67460
Customer No: 23209
PO #:

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-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

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.:

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-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.

**CAPRISE E GROO
NOTARY PUBLIC #193076
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2025**

EXHIBIT
5C

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'; 'Selahchamber@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/>.

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:

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Open Record Public Hearing

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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

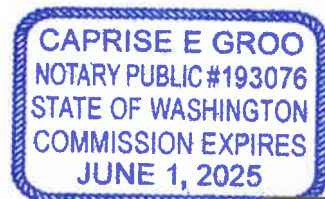
be the individual referenced herein and who caused to be mailed the SEPA-2023-005

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