ADDRESSING HOUSING AFFORDABILITY IN THE CITY OF ELLENSBURG

AWC Annual Conference
Session: How to grow responsibly while addressing community concerns
June 27, 2019
Mayor Bruce Tabb

Presentation

• Background and Context
• Comprehensive Plan and Housing Needs Assessment
• Voter approved City sales tax funding
• Developing a plan for allocating funds
• Implementation of Comprehensive Plan
• Next steps
Background and context

Community Action – Shady Acres Mobile Home Park

Ellensburg’s Comprehensive Plan and Housing Needs Assessment

2016 Housing Needs Assessment (updated January 2019)
• Student housing needs result in unique market characteristics
• Less than 1% apartment vacancy rate since 2015
• Very little development in “missing middle” housing formats
• Mismatch in housing size and household sizes
• Highest number of cost burdened households
  • Small families
  • Seniors living alone
Ellensburg’s Comprehensive Plan and Housing Needs Assessment (cont.)

COMMUNITY CONVERSATIONS

- Community housing forum
- CWU – Capital Facilities Planning Committee
- CWU – student groups
- City of Cle Elum
- City of Ellensburg Planning Commission
- Daily Record Editorial Board
- Housing and Homeless Network
- Kittitas County Chamber of Commerce
- Kittitas County Conference of Governments
- Kittitas County Democrats
- Kittitas County Homelessness and Affordable Housing Committee
- Kittitas County Housing Authority Board
- Kittitas County League of Women Voters
- Kittitas Valley Hospital Board
- Rotary clubs

Voter approved City sales tax funding

1/10 of 1% - SALES TAX FOR HOUSING AND RELATED SERVICES

2016 - 2017

Comprehensive Plan development
- Housing Needs Assessment

July 17, 2017

Legislative Action
- Framework for ballot action

August, 2017

PAC
- No City involvement

Proposition 1 passes - 61.6%

November 7, 2017

Comprehensive Plan adoption

Dec 18, 2017
Developing a plan for how to allocate funds

Established an Ad Hoc Committee
- 17 member stakeholder committee to establish priorities and allocation framework
- Focus on affordable housing
- Maximize revenue by pursuing bonds
- Creation of City Affordable Housing Commission
  - Administer sales tax revenues
  - Provide recommendations on City housing related policies

Developing a plan for how to allocate funds (cont.)
- July 2, 2018 – City Council appoints AHC
- August 15, 2018 – 1st AHC meeting
  - Annual update to housing needs assessment
  - Developing request for proposals, application materials, evaluation criteria
- June 3, 2019 – City Council reviews RFP
- Funds awarded by end of 2019
Implementation of 2017 Comprehensive Plan

WORK COMPLETED
• Reduced park impact fee for ADUs
• Revisions to ADU standards
  • Eliminate required parking
  • Added sizing flexibility
• Adoption of rules for transfer of City surplus property

ENCOURAGING AFFORDABILITY AND DIVERSITY OF HOUSING
• Case study research
• Input from local developers
• Review and revise density bonuses
Implementation of 2017 Comprehensive Plan (cont.)

REVIEW ZONING DISTRICTS AND PERMITTED USES

• Allow for a wider variety of housing types
  • Allow duplexes and triplexes in Residential-Suburban and Residential-Low zoning districts
  • Eliminate conditions on duplexes and townhouses

Next Steps

ALLOCATION OF AFFORDABLE HOUSING FUNDS AND LAND DEVELOPMENT CODE UPDATES

July 2019
• Comprehensive Plan docket proposals
  • Issue RFP
  • Developer focus group

September 2019
Review and evaluate applications

October 2019
Finalize comp plan docket and zoning updates

November 2019
Award City affordable housing funds and property contributions

December 2019
Adopt Comp Plan docket and zoning updates
Contact Information

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https://ci.ellensburg.wa.us/1069/Housing-In-Ellensburg