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Housing Planning

The City's 2019 Comprehensive Plan is a guide for City operation and development. Each "Element" (aka *chapter*) contains specific data and information formulated into a plan about that topic, and includes goals and policies the City should be using as a guide for comprehensive plan implementation, as required by the Growth Management Act. All development and actions in the City are required to be consistent with the Comprehensive Plan, which is a good reason to review the plan regularly and determine whether changes need to be made to policies or practices, or whether the Plan should be amended. The comprehensive plan can be found on the City's website at: <http://cityofcleelum.com/city-servicesplanningcomprehensive-plan-update/>

The City's Housing Goals and Policies from the Comprehensive Plan should be used as a guide to implementation of the [Housing element](#). In addition to the goals and policies, this element includes information about population trends, stock requirements, housing costs and affordability and factors affecting these, and provides strategies for improving the state and availability of housing in Cle Elum.

Housing Element Goals and Policies

Goal H-1: The City of Cle Elum includes a diverse mix of housing types that meets the needs and are affordable to all segments of its population, especially low and moderate-income households. The range of housing types also reflect market conditions, the City's rural setting, and small-town character.

Policies:

H – 1.1 Encourage the development of flexible lot sizes and single-family residential infill that is compatible in existing neighborhoods.

H – 1.2 Promote the creation of housing options that are safe, affordable, and accessible for older residents.

H – 1.3 Encourage smaller units such as one bedroom-units and studios that can meet the housing needs of a diversity of ages, household types, and household sizes.

H – 1.4 Encourage housing strategies that allow older residents to remain in the community as their housing needs evolve.

H – 1.5 Accommodate and encourage, where appropriate, moderate density residential developments such as townhouses, multifamily complexes, duplexes, and mixed-use residential buildings.

H – 1.6 Promote the production of housing affordable for all incomes, through a mix of housing types, models, and densities throughout the City including: small lot single family detached, zero lot line, attached housing, accessory units, cluster housing, cottages, duplexes, townhouses, and apartments, as well as manufactured housing units, that are compatible with the neighborhoods in which they are located.

H – 1.7 Create attractive incentives for developers and property owners to encourage the provision of various types of sustainable and affordable housing.

H – 1.8 Consider financial tools such as levies, affordable housing sales tax, multi-family property tax exemption, Special Valuation for Historic Properties, or other programs that encourage the private sector to build housing that fulfills city goals.

H – 1.9 Require new multi-family or mixed-use projects involving 20 dwelling units or more to provide affordable dwelling units as part of the project.

H – 1.10 Encourage public/private partnerships to pursue housing development opportunities within the City that supply more affordable housing while providing a high quality residential living environment and preserve the character of historic housing.

H - 1.11 Work with Kittitas County to develop more affordable housing opportunities throughout the Upper Kittitas County Region.

H – 1.12 Develop a continuum of strategies to reduce fees and/or development standards (where practicable) to increase affordable housing opportunities.

H – 1.13 Provide a sufficient amount of land zoned for current and projected residential needs.

H – 1.14 Encourage a mix of housing types, including affordable housing types, to be dispersed throughout the City, rather than concentrated in a specific area(s).

Goal H-2: A practical palette of options and incentives encourage sustainable and attractive affordable housing in new developments and historic property rehabilitations.

Policies:

H – 2.1 Promote diversity in style and cost by allowing innovative mixtures of housing types and creative approaches to housing design and development.

H – 2.2 Assist in and promote the development of innovative and affordable housing projects by exploring alternative design, land development, infrastructure, and construction techniques.

H – 2.3 Help create and participate in local and/or regional resource, education, and lobbying regarding housing data, housing programs, design alternatives, and funding sources.

H- 2.4 Provide density bonuses, transfer of development rights, and other incentives for the development of affordable housing.

H – 2.5 Review and revise or remove building and development code requirements as needed to remove unnecessary constraints on new construction and/or rehabilitation or existing structures.

H – 2.6 Use zoning and building codes, where practicable, to encourage home ownership opportunities.

H - 2.7 Revise Zoning and Development standards to provide options that increase the supply of affordable home ownership opportunities, such as small lot sizes, zero lot lines, townhouses, condominiums, clustering, manufactured homes, cottages, and attached single family housing.

Goal H-3: Residential neighborhoods contain necessary public amenities and support facilities that contribute to a high quality of life in Cle Elum.

Policies:

H – 3.1 Preserve and enhance the integrity and quality of existing residential neighborhoods.

H – 3.2 Support housing with appropriate amenities for individuals, families, and children.

H – 3.3 Require developments to contribute their fair share of on-site and off-site improvements needed as a result of the development.

H – 3.4 Promote functional, well designed and integrated multi-modal transportation facilities to serve neighborhoods.

H – 3.5 Develop neighborhood amenities such as parks, trails, connections and open space that encourage and foster community and promote recognition of the historic sense of place which is Cle Elum.

H – 3.6 Establish designated residential “neighborhoods” or “neighborhood subareas” in the Comprehensive Plan.

H – 3.7 Balance the economic benefits created by short-term rentals with the need for a supply of long-term rental housing stock by regulating short-term rentals.

H – 3.8 Limit new short-term rental units to primary residences and a maximum of one additional dwelling unit.

H – 3.9 Require a Short-term Rental Operator license or similar regulatory license to operate short-term rentals.

H – 3.10 Require Short-term Rental Operators in residential zones to establish quiet hours, notify neighbors, limit signage, and meet parking requirements.

H – 3.11 Restrict the duration of stay at RV parks to prevent the establishment of permanent housing in areas without neighborhood amenities or appropriate infrastructure.

H – 3.12 Coordinate with the Historic Preservation Commission to identify opportunities where historic properties can be rehabilitated or converted for housing.

Goal H-4: The City of Cle Elum has adequate land capacity for forecasted population and residential growth targets at urban densities in its City limits and UGA in order to promote stable housing prices, foster affordability and broaden housing choices.

Policies:

H – 4.1 Ensure ongoing review and coordination between Cle Elum and Kittitas County on population and residential growth targets to ensure that Cle Elum’s incorporated limits and UGA provide adequate developable land to accommodate those targets.

H- 4.2 Allow density bonuses in residential districts when affordable housing is provided.

H – 4.3 Work with Kittitas County to ensure appropriate density and amenity for residential developments in the City’s Urban Growth Area.

H – 4.4 Promote infill development that is compatible in scale, design, materials, massing, and intensity that enhances/preserves the character of existing neighborhoods while creating new housing choices. Develop and adopt design guidelines that will help infill design be compatible with existing neighborhood character.

H – 4.5 Continue to support mixed use development and housing in the City’s Downtown Core.

Goal H-5: The City’s existing housing stock is preserved and rehabilitated as a means of increasing the supply of affordable housing, given that existing housing is typically more affordable than new construction.

Policies:

H – 5.1 Consistently enforce building maintenance, health and safety codes for the City’s housing stock.

H – 5.2 Encourage the preservation and enhancement of older and historic housing stock through education, coordination with the HPC, and Community Development Block Grant and other funding opportunities.

H – 5.2 Encourage programs that offer assistance with renovations, home improvements and maintenance efforts, so that residents can continue to stay in their homes even when their housing needs change.

H – 5.3 Work with homeowners and the applicable providers of resources, such as Hope Source and community civic organizations, such as local churches, to provide rehabilitation funds, technical assistance, or services for the City’s existing housing stock.

Goal H-6: Housing is available for residents of Cle Elum with special housing needs, with the exception of Secure Community Transition Facilities as defined in Washington State Law.

Policies:

H – 6.1 Support the preservation and development of special needs housing in Cle Elum.

H – 6.2 Work in partnership with employers, for-profit, and not-for profit developers to encourage the provision of seasonal housing for local workers.

H – 6.3 Evaluate and remove regulatory barriers, redundancies and inconsistencies to ensure that codes and ordinances are compliant with The Federal Fair Housing Act (Chapter 151B) which includes protections for all individuals with special needs and states that “no individual shall be denied the opportunity for safe and independent living”, and the Washington Housing Policy Act which states that “a decent home in a healthy, safe environment for every resident of the State shall be provided” (RCW 43.185B.009).

H – 6.4 Work in partnership with HopeSource, Housing Authority, Kittitas County, or others to facilitate the provision of housing for homeless residents and residents with special needs.

H – 6.5 Ensure fair and equal access to housing in Cle Elum for all persons by encouraging the development of housing for all segments of the community in the City’s zoning and development regulations and by coordinating with public and private partners for special needs housing.

Goal H-7: Actively participate in regional responses to affordable housing development needs and issues.

Policies:

H – 7.1 Participate in and promote the development of countywide resources and programs to promote a diversity of housing types.

H – 7.2 Improve coordination among the county, other jurisdictions, housing providers, builders, developers, and the financial community to identify, promote, and implement local and regional strategies to increase housing opportunities.