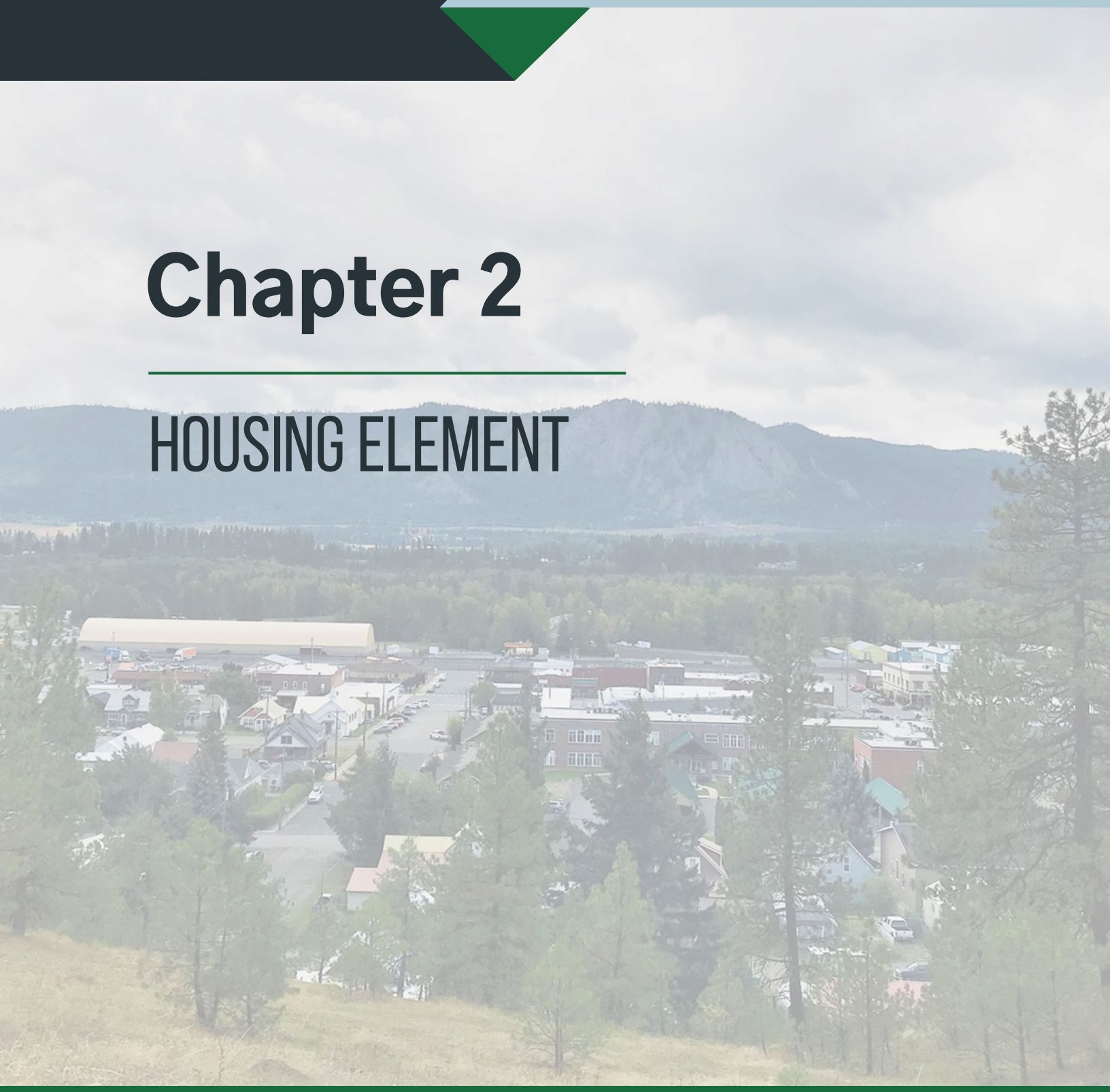
Chapter 2

HOUSING ELEMENT



City of Cle Elum

CITY OF CLE ELUM

Housing Element

2026

I. Introduction

The housing element is intended to guide the location and type of housing that will be built in the city of Cle Elum over the next twenty years. This element establishes both long-and short-term policies to meet the community's housing needs and achieve community goals. The housing element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

A. Growth Management Act Requirements

In addition to helping to create a thriving community, the Housing Element was developed to reflect real current conditions and in accordance with the Washington State Growth Management Act (GMA), RCW 36.70A.070(2) To fulfill requirements set forth by the Growth Management Act, the Housing Element contains the following information and analysis:

- Inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, including:
    - Units for moderate, low, very low, and extremely low-income households; and
    - Emergency housing, emergency shelters, and permanent supportive housing.
- Statement of goals, policies, and objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
- Identification of sufficient capacity for housing, including, but not limited to, government-assisted housing, housing for low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities emergency housing, emergency shelters, permanent supportive housing, and consideration of duplexes, triplexes, and townhomes; and
- Makes adequate provisions for existing and projected housing needs for all economic segments of the community, including:

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    - Incorporating consideration for low, very low, extremely low, and moderate-income households;
    - Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
    - Consideration of housing locations in relation to employment location; and
    - Consideration of the role of accessory dwelling units in meeting housing needs.
- Identifies local polices and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
    - Zoning that may have a discriminatory effect;
    - Disinvestment; and
    - Infrastructure availability.
- Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

B. Countywide Planning Policies

The Kittitas Countywide Planning Policies, adopted July 15, 2016, include the following Housing-related objectives and policies:

Objective: To encourage the availability of affordable housing to all economic statements of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County, and preserve existing, useful housing stock.

> Policy 5.1: Consistent with RCW 36.70A.070(2)(c) a wide range of housing development types and densities within the county will be encouraged and promoted; including multiple-family and special needs housing, to provide affordable housing choices for all.
>
> Policy 5.2: All types of housing for individuals with special needs should be allowed by all jurisdictions.

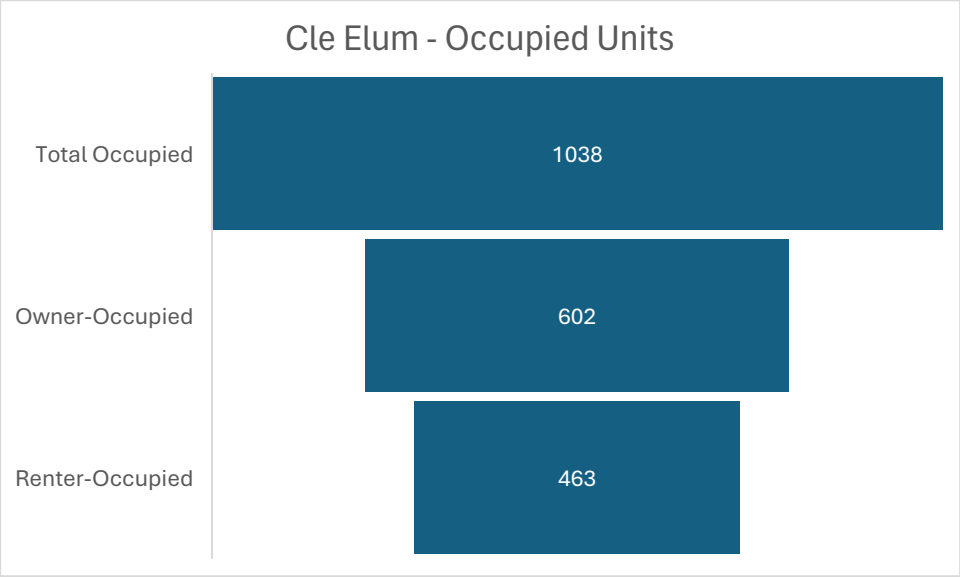
Policy 5.3: Multi-family housing meeting the needs of all income levels should be encouraged by all jurisdictions within Urban Growth Areas.

Policy 5.4: Jurisdictions shall consider innovative economic techniques and strategies for providing affordable housing as part of their economic development strategy.

C. Existing Conditions

The are 1,038 occupied housing units within City limits (2023 ACS 5-year estimates), which is a 6% decrease from the 1,104 occupied units documented in 2018. Of the estimated 1,209 housing units in the city 171, or 14.14%, are vacant.

In terms of housing tenure, the Census data reports that 58% of households own their homes while 42% are renters. In comparison, the homeownership rate in Kittitas County is 62.3% and the overall Washington State rate is 62.9%. In terms of size, most households, 71.2%, include 2 or 3 bedrooms. The average household size in Cle Elum is 2.79.



The majority (70%) of existing housing is in detached single-family units. This reflects a lack of diversity in the housing options available to local households. Since the previous Comprehensive Plan was adopted in 2018, the City has processed permits for 231 new homes. Approximately 41% of which were multifamily units.

TABLE 2-1. HOUSING PERMITS AND C-OF-O

Housing Permits and C-of-O: 2018-2025							
Year	**Single Family**	**Duplex**		**ADU**	**Multi-Family**		**C-of-O**
		# of permits	# of units		# of permits	# of units	# of units
2018	36	0		0	0		36
2019	25	0		0	1	24	49
2020	25	0		0	0		25
2021	12	0		1	0		13
2022	3	1	2	0	0		5
2023	13	1	2	2	1	24	41
2024	10	0		0	0		10
2025	3	0		1	2	48	4
Total	127	2	4	4	4	96	183
Total Units	231						

In terms of housing production, the bulk of the units in the city (~32.6%) were constructed prior to 1939. As the housing stock continues to age, the need will increase for rehabilitation of many structures. Table 1-5 below shows the age of the housing stock in the City of Cle Elum, based on estimates from the Census American Community Survey.

TABLE 2-2. AGE OF HOUSING UNITS IN THE CITY OF CLE ELUM

Age of Housing Units in the City of Cle Elum		
Year Built	Housing Units	
	Number	Percent
2020 or later	6	0.50%
2010-2019	56	4.60%
2000-2009	184	15.20%
1990-1999	138	11.40%
1980-1989	151	12.50%
1970-1979	141	11.70%
1960-1969	61	5.00%
1950-1959	32	2.60%
1940-1949	46	3.80%
1939 or earlier	394	32.60%
Total Units	1,208	
Source: 2023 ACS 5-year estimates		

Note that these estimates are based on survey data from the Census American Community Survey, and does not largely include recent permit data from the city, therefore, there is a large margin of error and potential for inconsistencies with other data sources such as OFM or City of Cle Elum building permits.

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II. Housing Needs Assessment

The State of Washington Office of Financial Management (OFM) prepares twenty-year growth management planning projections for each county planning under GMA. Total county forecasts must be based upon the most recent projection provided by the OFM when counties and jurisdictions make population projections for planning purposes. The county level forecasts are reviewed and distributed among the jurisdictions in the County through a collaborative process. In accordance with Growth Management Act (GMA) requirements,

Kittitas County adopted Resolution 2025-078 on April 15, 2025, which formally adopted the population and employment projections recommended by the Conference of Government of Kittitas County. Kittitas County used the OFM 2046 Medium Projection, which allocated 848 new residents to the City of Cle Elum:

TABLE 2-3. POPULATION ESTIMATES 2020-2046

Jurisdiction	2020 Census Population Estimate	2046 Population Projection (OFM Medium Projection)	Projected Population Increase 2020-2046
Kittitas County	**46,468**	**60,621**	**14,153**
Unincorporated Kittitas County*	20,567	27,847	7,280
Cle Elum	2,157	3,005	848
Ellensburg	20,797	25,631	4,834
Kittitas	1,438	1,974	536
Roslyn	950	1,395	445
South Cle Elum	559	768	209

*Includes unincorporated UGAs of each City. Housing allocation table further breaks this down.

A. Housing Affordability

In addition to the population allocation noted above, Kittitas County also allocated necessary housing to Cle Elum. Using the Department of Commerce's Housing and Planning Tool (HAPT), the county-wide housing needs were allocated to the cities and unincorporated areas. The HAPT allocates housing to six identified income bands based on Area Median Income (AMI):

- 0-30% AMI (extremely low-income)
    - 0-30% AMI includes Permanent Supportive Housing (PSH) and Non-PSH
- 31-50% AMI (very low-income)
- 51-80% AMI (low-income)
- 81-100% AMI (moderate income)
- 101-120% AMI (middle-income)
- Over 120% AMI (higher-income)

The HAPT includes several methods for housing allocation. Kittitas County used Method C, which "provides a balanced and straightforward way to distribute housing across jurisdictions while reflecting demographic projections." The HAPT is intended to ensure that each city, including unincorporated area receives a fair share of the total housing needs.

In setting up the HAPT tool, the first step is to select the County, projection year, and population target. As indicated in the Population Allocation above, Kittitas County used the OFM Medium Projection. Step 1 identified a total housing need of 5,626 new units to be distributed throughout the county.

Table 1: OFM GMA Population Projections, 2046

Kittitas County Projected Population, 2046

	Low	Medium	High
Projected Population (2046)	50,962	60,621	69,188

Table 2: Projected Countywide Housing Needs Based on User Inputs

Kittitas County Population Target = 60,621	Affordability Level (% of Area Median Income)								Emergency Housing/Shelter Beds
		0-30%							
	Total	Non-PSH	PSH	30-50%	50-80%	80-100%	100-120%	120%+	
Total Future Housing Needed (2046)**	25,601	2,763	582	3,858	6,741	3,131	2,824	5,702	119
Estimated Housing Supply (2020)*	19,975	841	1	2,799	6,330	2,814	2,519	4,671	119
Net New Housing Needed (2020-2046)	5,626	1,922	581	1,059	411	317	305	1,031	0

Allocation method C in the HAPT then distributes housing to the cities and unincorporated areas of the County based on user input. The City of Cle Elum was allotted 6.75% of the overall County housing allocation, or 380 units.

Future Population (2046)	Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)						
		0-30%						
		Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
3,005	380	174	52	96	23	18	17	0

Before reviewing the 2046 allocation, Cle Elum looked at existing levels to establish a baseline. The HAPT includes estimated existing housing supply by affordability level:

ESTIMATED 2020 HOUSING SUPPLY BY AFFORDABILITY LEVEL

NOTE: 2020 supply by income level (% of Area Median Income) is only available for cities and towns. Total 2020 supply is provided for unincorporated UGAs and rural areas

	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
		Non-PSH	PSH					
Cle Elum city	1,116	27	0	241	442	206	76	124
Unincorporated UGA	19							

Analyzing the existing housing supply vs. the anticipated need yields completely different results for projected housing needs by income bracket. The calculated percentage of existing housing in each income bracket is:

TABLE 2-4. HOUSING ALLOCATION BY INCOME LEVEL (2020 CENSUS)

	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing
2020 Estimated Housing by Income Level: 1,116	0-30% Non PSH	2%	27
	0-30% PSH	0%	0
	>30-50%	22%	247
	>50-80%	40%	442
	>80-100%	18%	206
	>100-120%	7%	76
	>120%	11%	124

If the projected HAPT housing allocation was distributed throughout the city based on the 2020 Census estimate, the required housing by income level is completely different than allocated in the HAPT.

TABLE 2-5. HOUSING ALLOCATION BY INCOME LEVEL (2046 ESTIMATED)

	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing
2046 Estimated Housing by Income Level: 380	0-30% Non PSH	2%	9
	0-30% PSH	0%	0
	>30-50%	22%	84
	>50-80%	40%	151
	>80-100%	18%	70
	>100-120%	7%	26
	>120%	11%	42

Rather than allocate housing by income band based on the existing distribution, or using similar percentages as a starting point, the HAPT includes a substantially higher allocated percentage across the lowest income bands. When considering the distribution county-wide, there is no consideration for local trends or demographics. The HAPT required distribution percentages noted below are consistent for all cities in Kittitas County.

TABLE 2-6. HOUSING ALLOCATION COMPARISON – HAPT AND EXISTING DISTRIBUTION

	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing	HAPT required distribution	HAPT allocated housing by Income Level	Change 2020 distribution vs HAPT requirement
2046 Estimated Housing	0-30% Non PSH	2%	9	46%	174	165
	0-30% PSH	0%	0	14%	52	52

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by Income Level: 380	>30-50%	22%	84	25%	96	12
	>50-80%	40%	151	6%	23	-128
	>80-100%	18%	70	5%	18	-52
	>100-120%	7%	26	4%	17	-9
	>120%	11%	42	%	0	-42

As the difference in numbers indicate, the HAPT is requiring significantly more low-income housing than is currently in Cle Elum. When combining the existing low-income housing (0-80% AMI) it accounted for 64% of housing in 2020. In contrast, the HAPT is requiring 91% of the new housing to be allocated in the 0-80% AMI income level.
Notably absent from the HAPT for all cities in Kittitas County is any allocation for Higher Income housing (>120% AMI), despite the existence of those units in all cities based on the 2020 census estimates. All 1,031 allocated Higher Income units are allocated to Rural Kittitas County.

When reviewing demographics, Cle Elum has a 13.7% poverty rate, slightly lower than Kittitas County (14.3%) and higher than Washington State (10.3%). However, the median household income in Cle Elum is $56,912, lower than both Kittitas County ($69,928) and Washington State ($94,605). Given these metrics, while a lower income (0-80% AMI) allocation does make sense for the City of Cle Elum, it should not account for 91% of all future housing. The primary challenge with the 0-30% AMI will be the PSH allocation. While Cle Elum does have some services available in city limits, the majority of PSH-type services in Kittitas County are in and around the City of Ellensburg. The allocation of PSH housing will likely require an existing or new PSH provider to locate in Cle Elum.

B. Land Available for Housing

To determine the full extent of buildable land, Cle Elum used GIS data to identify parcels based on a variety of factors. Buildable land is not only vacant land – for example, larger parcels can still be further developed or subdivided. Other parcels can be encumbered by critical areas such as steep slopes or floodplain that limit or exclude development. To begin this exercise, Cle Elum outlined several data points assumptions using GIS, as follows:

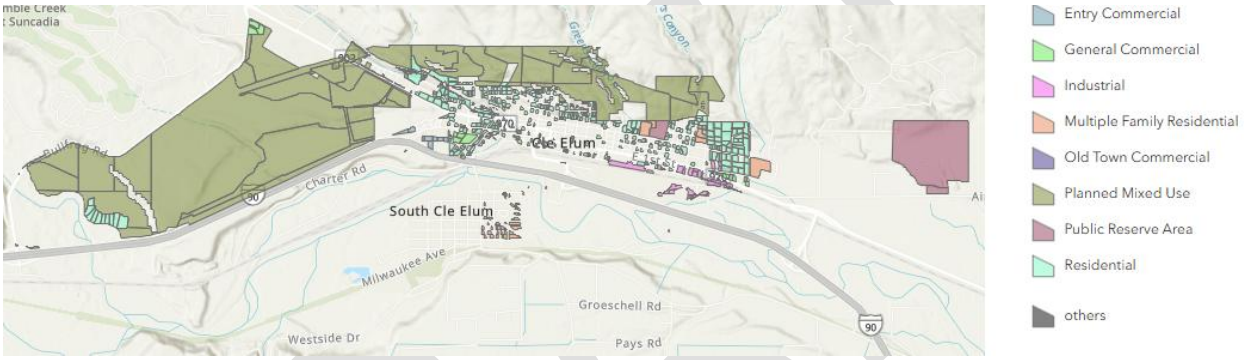
1. Total Gross Acreage: This is the total acreage of each zoning district within City Limits.
2. Identify Buildable Gross (Vacant) Acres: A parcel is assumed to be vacant and potentially developable if it has zero housing units and/or the improvement value is <$10,000.
3. Identify Potential Infill Properties: Parcels in the R, MFR, and PMU zones that are greater than 0.25 acres and coded by the Kittitas County Assessor's Office as "Single-Family."
4. Identify Agricultural Land: Parcels coded by the Kittitas County Assessor's Office as "Agriculture."

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5. Critical Areas: Identify areas with wetlands, streams, floodplain, floodway, and slopes greater than 40%.
6. Identify Underutilized Land: Identify all parcels by zoning district where the ratio of improvement value to land value is <50%.

With all of these data points identified in GIS, the following calculation was used to determine the Net Buildable Acres:

Net Buildable Acres = Buildable Gross Acreage – (AG and Critical Areas) + (Potential Infill and Underutilized)



Based on the data, Cle Elum has 1,760 acres of vacant, infill and underutilized land. The vast majority of buildable land in Cle Elum is within the Planned Mixed Use (PMU) zoning district at the west and north city limits lines. The PMU zone allows for all principally and conditionally permitted uses identified in the Zoning District, CEMC Title 17. A significant portion of the vacant PMU land is subject to Development Agreements (DA) that outline uses, densities, and phasing across a variety of time horizons. While many uses are effectively "locked in" by a current DA, there are still provisions for modifications that could allow different uses.

Vacant land is assessed a deduction of 15% to account for new facilities such as roads, utility corridors, open space, et. Infill and Underutilized land is assessed a higher deduction of 25% to account for new facilities and existing on-site development that is unlikely to be modified or see significant changes. In order to account for anticipated development in the PMU zones and the significant areas dedicated for managed open space and parks, the vacant PMU land was assessed a 35% deduction rather than 15%. After all deductions were removed, the net buildable acres in Cle Elum is estimated at 1,225.

TABLE 2-7. VACANT LAND ASSESSMENT

Zoning	Determine Net Buildable Acreage					Density and FAR		Housing and Jobs Capacity		
	Gross land in Acres		Deduction	Net (Acres)		Density	FAR	New Homes	EMP SqFt	New Jobs
Entry Commercial	Vacant	0.40	15%	0.34	1.12	15	0.4	4	18,512	53
	Underutilized	0.00	25%	0.00						
	Infill	1.04	25%	0.78						
General Commercial	Vacant	9.64	15%	8.19	10.95	20	0.4	55	135,895	272
	Underutilized	2.38	25%	1.78						
	Infill	1.29	25%	0.97						
Industrial	Vacant	15.54	15%	13.21	17.91	0	0.4	-	296,539	847
	Underutilized	3.34	25%	2.51						
	Infill	2.93	25%	2.20						
Old Town Commercial	Vacant	1.80	15%	1.53	1.94	15	0.4	7	24,088	24
	Underutilized	0.28	25%	0.21						
	Infill	0.27	25%	0.20						
Planned Mixed Use	Vacant	1286.27	35%	836.08	836.08	4	0.35	2,508	1,086,278	3,104
	Underutilized	0.00	25%	0.00						
	Infill	0.00	25%	0.00						
Public Reserve Area	Vacant	221.62	15%	188.37	188.37	0	0.01	-	38,976	39
	Underutilized	0.00	25%	0.00						
	Infill	0.00	25%	0.00						
Residential	Vacant	71.35	15%	60.65	153.34	4	0.005	613	15,863	16
	Underutilized	11.48	25%	8.61						
	Infill	112.10	25%	84.08						
Multifamily Residential	Vacant	18.54	15%	15.76	15.76	16	0.005	252	1,630	2
	Underutilized	0.00	25%	0.00						
	Infill	0.00	25%	0.00						
Total	-	1,760			1,225			3,440	1,617,782	4,356

Job capacity was determined using Kittitas County methodology of 0.9 job to housing ratio. Based on the Housing analysis of 380 new homes, the baseline job ratio is 342 new jobs.

Employment Target and Methodology

Per state guidance, a baseline employment projection methodology should use a consistent jobs-to-housing ratio. As of 2022, the existing ratio in the County is 0.90 jobs per occupied household. With a countywide housing supply target of 25,601 per HAPT, the resulting countywide job target is 22,983. The County proposes to finalize this job target and adopt it using the existing jobs-to-housing ratio methodology. These calculations are detailed in the table below. Allocation of employment to each city will depend on final housing allocations and existing employment numbers.

Employment Projections	2022	2046	
Total All Jobs	17,932	**22,983**	(2046 occupied housing projection * 2022 jobs-to-housing ratio)
Total Occupied Housing Units	19,975	25,601	(from HAPT countywide housing need)
Jobs to Housing Ratio	0.90	0.90	Existing jobs to housing ratio used to calculate future job needs.
Source: OnTheMap Work Area Profile Analysis (employed in Kittitas County, WA in 2022)			
Source: ACS 2019-2023 5-Year Estimates, Table DP04			

C. Categorize Zones by Allowed Housing Types or Density Level

Zoning districts in Cle Elum allow for a variety of housing types and density levels, as outlined below. Many zoning districts allow for a variety of housing uses. For example, the MFR zone allows both Single Family, Duplex and Multifamily uses. In a subsequent step, we will identify the assumed distribution of allowed uses throughout the different zones.

TABLE 2-8. ALLOWED HOUSING AND DENSITY BY ZONING DISTRICT

Zoning District	Housing Type(s) allowed	Density allowed
R-Residential	• Single Family • Duplex / Common-Wall / Zero Lot Line • ADU • Adult Family and Group Homes	Approximately 8.7 du/ac Single Family and 12.5 du/ac Duplex
MFR-Multifamily Residential	• Single Family • Duplex / Common-Wall / Zero Lot Line • Multifamily • Adult Family and Group Homes	Density range: 7-16 du/ac
DC-Downtown Commercial	• Single Family on existing lots 5,000 s.f. or less • Multifamily • Mixed-Use Building • Adult Family and Group Homes	No max density
EC-Entry Commercial	• Single Family on existing lots 5,000 s.f. or less • Multifamily • Mixed-Use Building • Adult Family and Group Homes • Retirement Home	No max density
GC-General Commercial	• Single Family on existing lots 5,000 s.f. or less • Multifamily • Mixed-Use Building • Mobile Home Park • Nursing/Convalescent Home • Retirement Home • Adult Family and Group Homes	No max density
I-Industrial	• Single Family on existing lots 5,000 s.f. or less • Mixed-Use Building	No max density
PMU-Planned Mixed Use	• Single Family • Duplex / Common-Wall / Zero Lot Line • ADU • Multifamily • Mixed-Use Building • Adult Family and Group Homes • Retirement Home • Nursing/Convalescent Home • Mobile Home Park	Single family – Average density 4 du/ac. Multifamily – 12-15 du/ac

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Accessory Dwelling Units (ADUs) – the City of Cle Elum currently allows ADUs only in the R zoning district. The addition of ADUs to other zoning districts as requried by state law will happen during this periodic update. Even though ADUs are currently allowed, there is limited to no historic permit data that can be utilized to project ADU construction in the future. To estimate potential ADU construction in the future, the City of Cle Elum used GIS data to determine the number of Single Family Homes in city limits, and added those to the projected Low Density capacity. There are currently 855 single-family homes in city limits. When added to the projected 2,403 capacity, it is estimated that Cle Elum could support approximately 3,258 single-family homes in city limits by 2046. To begin this analysis, we modestly estimate that 2% of homes, existing and projected, will construct ADUs during the planning period. State law changes require all cities to allow at least 2 ADUs on lots with single-family dwellings, but logistically that will be challenging in many areas of Cle Elum. If 2% of homes elect to construct ADUs at a rate of 1.5 per lot, that yields approximately 98 ADUs by 2046.

D. Relate Zone Categories to Potential Income Levels and Special Housing Served

As shown in Table LC.1. above, Cle Elum allows for a wide range of housing options across its zoning districts. Those housing types will be combined into a zone category to determine capacity based on affordability. The identified zone categories will be assigned an assumed affordability level based on market rate and subsidized housing.

TABLE 2-9. ZONE CATEGORIES AND HOUSING SERVED

Zone Category	Typical Housing Allowed	Lowest Potential Income Level Served		Assumed Affordability Level
		Market Rate	With Subsidies	
Low Density	Single Family Detached	Higher Income >120% AMI	Not typically feasible	Higher Income >120% AMI
Moderate Density	Common Wall, Duplex, Zero Lot Line, Townhomes	Moderate Income 81-120% AMI	Not typically feasible	Moderate Income 81-120% AMI
High Density	Multifamily, Mixed-Use	Low income 51-80% AMI	Very low income 0-50% AMI	Low Income 0-80% AMI
ADU	Accessory Dwelling Units	Low income 51-80% AMI	Very low income 0-50% AMI	Low Income 0-80% AMI

E. Summarize Capacity by Zone Category

The GIS analysis provided unit capacities for each zoning district. This was based on a variety of factors including the net developable land in acreage and average or assumed densities. Where multiple housing types are allowed within each zone, the capacity was then distributed based on an assumed buildout rate of those housing types.

TABLE 2-10. CAPACITY BY DISTRIBUTED ZONE CATEGORY

Zoning District	Assigned Zone Category	Capacity (Units)	Assumed Future Residential Distribution	Capacity
R-Residential	Low Density	613	85%	521
	Moderate Density		15%	92
MFR-Multifamily Residential	Moderate Density	252	30%	76
	High Density		70%	176
Commercial Zones	High Density	66	100%	66
PMU Zone	Low Density	2,508	75%	1,881
	High Density		25%	627
ADU	High Density	98	100%	98

TABLE 2-11. SUMMARY OF CAPACITY BY ZONE CATEGORY

Zone Category	Capacity in Zone Category
Low Density	2,403
Medium Density	168
High Density	870
ADU	98

F. Compare Projected Housing Needs to Capacity

In this final step, all preceding analysis is combined. The identified housing capacity by income level is summarized for each zone category and assessed per the identified capacity.

TABLE 2-12. HOUSING CAPACITY BY INCOME LEVEL

Income Level (% AMI)	Projected Housing Need	Assigned Zone Category	Aggregated Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% PSH	52	High Density and ADUs	345	870 (98 ADU (>50-80%))	**623**
0-30% Other	174				
>30-50%	96				
>50-80%	23				
>80-100%	18	Moderate Density	35	168	**133**
>100-120%	17				
>120%	0	Low Density	0	2,403	**2,403**
Total	380		380	3,296	**2,916**

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Cle Elum has a significant amount of vacant land, and therefore substantial capacity to meet all housing targets across all income levels. Realistically, full-buildout of all identified 2046 capacity is not likely to happen. There are a number of market factors that would potentially weigh-in, but the primary reason will be access to utilities. Water and sewer capacities in Cle Elum will need to be significantly increased to realize anywhere near full buildout of the total capacity. Given Kittitas County projections of 855 people and 380 new homes, there is more than sufficient capacity in the existing systems to accommodate those numbers. In the Land Use, Utilities, Capital Facilities, and Transportation Elements of the Comprehensive Plan, Cle Elum will assess how much of the total capacity identified in the LCA is feasible, and what potential system upgrades will need to be planned in order to meet those thresholds.

Emergency Housing Analysis

The HAPT provided by Kittitas County identifies a need of 119 Emergency Housing Units (Temporary) throughout the County. While Kittitas County Resolution R-2025-078 does not distribute those 119 emergency units, if the overall 6.75% housing allocation to Cle Elum is utilized, then 8 Emergency Housing Units (Temporary) would be needed in Cle Elum. In accordance with state requirements, Indoor Emergency Shelters and Indoor Emergency Housing are required in zones that allow for hotels and motels. These uses have been added to CEMC Title 17 in the Downtown Commercial (DC), Entry Commercial (EC), and General Commercial (GC) zones. Due to the size of Cle Elum, there are no spacing requirements added to the Development Regulations.

Based on Commerce Guidance, this analysis will use the areas in the DC, EC, and GC zones identified in the Land Capacity Analysis to identify vacant, under-developed and under-utilized parcels. Cle Elum does not have any motel or hotel sites that could be repurposed. To accommodate for sufficient commercial capacity outside of the emergency housing needs, only 5% of the identified vacant, under-utilized or infill acreage in the zones will be used (2.6 acres). To complete the analysis, Cle Elum will use Option B, the assumed density method. Of the example densities provided, the 37 bed/acre density of the Serenity House of Clallam County is the most appropriate. Cle Elum, while substantially smaller than Port Angeles, is suburban in nature and is more closely associated with this use than others provided in the guidance.

Table 5.15. Emergency Housing Capacity

Site Grouping	Acres	Density	Capacity	Total Capacity	Total Need	Surplus or Deficit
Vacant, infill, and under-utilized DC, EC, GC	2.6	37 units/acre	96	96	8	88

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III. Adequate Provisions

GMA Requirement:

- Makes adequate provisions for existing and projected housing needs for all economic segments of the community, including:
    - Incorporating consideration for low, very low, extremely low, and moderate-income households;
    - Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
    - Consideration of housing locations in relation to employment location; and
    - Consideration of the role of accessory dwelling units in meeting housing needs.

To establish adequate provisions and document potential barriers to affordable housing, this section of the Housing Element will consider the following topics:

- Development Regulations
- Potential process obstacles
- Land/environmental constraints
- Funding gaps

A. Development Regulations

Development regulations in Cle Elum are primarily codified in the following Cle Elum Municipal Code (CEMC) Titles:

- CEMC Title 14 – Unified Development Code
- CEMC Title 15 – Buildings and Construction
- CEMC Title 16 – Subdivisions
- CEMC Title 17 – Zoning
- CEMC Title 18 – Critical Areas Development

Many code sections within the development regulations have not been updated in several years. This will be explored in greater detail in the review matrix below.

B. Potential Process Obstacles

Cle Elum has a dedicated webpage for the Planning Department. While there is a link to all available forms and fees, it is not clear how that is accomplished for all application types. The forms and fees page includes all application types city-wide. This will be explored in greater detail in the review matrix below.

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C. Land and Environmental Constraints

This will be explored in greater detail in the Climate Element, but Cle Elum is highly susceptible to wildfire events due to its proximity to national forest lands. Development in the Wildland Urban Interface (WUI) areas is likely to increase development costs. This will be explored in greater detail in the review matrix below.

D. Funding Gaps

Cle Elum does not receive direct HUD funding for housing programs, which limits its ability to provide or solicit funding for affordable housing. This requires private and/or nonprofit housing organizations to obtain and secure funding for new affordable housing developments. This will be explored in greater detail in the review matrix below.

Based on the HAPT and Commerce guidance, the following is the estimated affordable housing funding gap:

1. Total annual affordable housing units needed: The HAPT identified 174 0-30% PSH units, 52 0-30% Other units, and 96 >30-50% units for a total of 322. Annually, this equates to 16 units per year.
2. Average annual units produced: Cle Elum does not have any recently completed projects that have used subsidized funding. However, a recently approved project that is currently under construction by Hopesource includes 41 multi-family units financed through the Department of Housing and Urban Development (HUD) that are expected to be constructed over the next 3 years.
3. Gap in annual affordable housing production: With the pending development of 41 units in the next 3 years, the gap in affordable housing units is 14 per year.
4. Gap in funding: The 2024 Annual Affordable Housing Cost Data report includes a median cost of $275,122 for units in Kittitas County. This equates to an annual funding gap of that exceeds $3.8 million.

This funding gap will require substantial effort on the part of non-profit housing developers/providers and successful grant applications.

Table 5-17. Funding Gaps

Local option funding tool for affordable housing	**Implementation Status**	**Plans for Implementation**
Housing and related services sales tax (RCW 82.14.530)	Not Implemented	Kittitas County collects this sales tax. Cle Elum will work with County staff to determine what options are available for local implementation.
Affordable housing property tax levy (RCW 84.52.105)	Not Implemented	Cle Elum has not declared an emergency per RCW 84.52.105. Cle Elum will explore this option as the Comprehensive Plan is implemented.

Identify and work with Local Partners	Implemented	Cle Elum has existing and pending developments from low-income housing partners such as the Hopsource and Habitat for Humanity, or other such providers that are found in nearby jurisdictions. Identify potential housing partners that could develop affordable housing in Cle Elum. Provide support letters for grant applications when requested.
Affordable Housing Programs	Not Implemented	Cle Elum does not include any code provisions for programs that would provide a density bonus, height bonus, parking restrictions, etc. Explore affordable housing incentive programs to include in the development regulations.
Multifamily Tax Exemption	Not Implemented	Cle Elum does not include a multifamily tax exemption in its code. Explore options to develop a multifamily tax exemption consistent with RCW 84.14.

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Adequate Provisions Matrix			
Barrier	**Likely to affect housing production?**	**Why or why not**	**Actions needed**
Development Regulations			
Allowance of moderate density housing types such as: Duplex, Triplex, 4-6 plex, Townhomes, Cottage Housing, etc.	Yes	Cle Elum does allow several different housing types, but not all available or recommended housing is defined.	Update code provisions to include other residential uses such as triplex, 4-6 plex, cottage housing, etc. that can provide alternative residential uses.
Accessory Dwelling Units (ADUs)	Yes	Cle Elum does allow for ADUs, but will need to further update the code to incorporate recent changes in state law.	Update the code to include required provisions and communicate with the public that ADUs are an available option. Ensure that staff and the public are aware of this new opportunity for residential development.
Lot size requirements	Yes	Lot size requirements for single family dwellings is the same across residential districts. For multifamily development, the lot size calculation is based on density, which can be confusing.	Consider a single-family lot size reduction in higher density zones. Simplify the density calculation for multifamily uses.
Development Agreement	Yes	Cle Elum does allow a developer to propose deviations to the development standards through the application of a Development Agreement, which is a lengthy and expensive process.	Consider minor deviations to code provisions, such as setbacks, lot coverage, parking, etc. through a modified process that includes public comment without a public hearing requirement.
Outdated public works requirements	Yes	Several development regulations have not been updated in many years. For example, Cle Elum requires alleyways to be included with new subdivision applications – this can be burdensome on new development, particularly	Consider deviations to access and infrastructure requirements that make sense for the geographical context of the development.

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		when it is proposed in areas that have no adjacent alleyways.	
Potential Process Obstacles			
Unclear development process	Yes	The Cle Elum webpage provides limited guidance on the development process.	Update the website to provide clear instructions on how to initiate the development process. Include all available application types online. Consider an online permit tracking software program.
Reimbursable Fees	Yes	Cle Elum uses reimbursable fee agreements for Planning-related projects. While this is a common practice for many local jurisdictions, the total fees owed can be quite high, particularly for large projects that require an environmental review and/or a public hearing.	Ensure that project applicants are aware of how the reimbursable agreement works and how the fees are structured.
Land and Environmental Constraints			
Outdated SEPA Thresholds	Yes	Flexible thresholds in Cle Elum have not been updated for several years.	Review higher residential exemption levels, including infill, as outlined in WAC 197-11-800(1) and consider increases that would support additional housing in Cle Elum.
Floodplain	Yes	The majority of the city limits south of I-82 are within the Yakima River's 100-year floodplain.	While removal from the floodplain is not a likely option, there are several steps that Cle Elum could take: 1. Provide information to staff and residents on the impacts of being in the floodplain by coordinating a training with County and/or FEMA staff.

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			2. Produce a brochure or online link to materials that inform residents of building code and process requirements for development within the floodplain. 3. Include a link to FEMA's webpage to provide residents information on floodplain insurance. 4. Participate in any future Floodplain analysis as undertaken by the County, FEMA, or others.
Oversteepened Slopes	Yes	Much of the northern areas in Cle Elum are designated as oversteepened or hazardous slopes which are difficult or potentially impossible to build on.	Develop guidance for the public and property owners related to the various process and development requirements that are present in oversteepened slope areas. Utilize online mapping to clearly identify where these areas are located.
Funding Gaps			
Identify and work with Local Partners	Yes	Cle Elum has some existing development from affordable housing partners such as Hopesource and Habitat for Humanity.	Identify other potential housing partners that could develop affordable housing in Cle Elum. Provide support letters for grant applications when requested.
Affordable Housing Programs	Yes	Cle Elum does not include any code provisions for programs that would provide a density bonus, height bonus, parking restrictions, etc.	Explore affordable housing incentive programs to include in the development regulations.

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IV. Racially Disparate Impacts and Displacement

GMA Requirement:

- Identifies local polices and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
    - Zoning that may have a discriminatory effect;
    - Disinvestment; and
    - Infrastructure availability.
- Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

The GMA requires the Housing Element to identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans and actions.

A. Demographics

The City of Cle Elum has a population of 2,157 people, 7% of whom are Hispanic or Latino. The city has 1,116 households and an average household size of 2.76 persons. English is the primary language spoken at home at 93.6%, 5.6% of homes speak Spanish.



The median age in Cle Elum is 48.6. 16.1% of the population is under 18 years old and 20.9% of the population is over the age of 65.

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The median household income in Cle Elum is $56,912 which is below both Kittitas County ($69,928) and WA State ($94,952). Approximately 16.7% of Cle Elum residents have a bachelor's degree or higher.

The city has a 57.7% employment rate, with the top 3 sectors being Arts, entertainment, recreation, accommodation, and food services (17.8%), Construction (17.6%), and Professional, scientific, management, and administrative and waste management services (11.5%).

About 59.7% of homes are owned in the city limits. The median gross rent for rental housing is $1,075 per month.



Racially disparate impacts can occur when policies or development regulations can result in a disproportionate effect on one or more racial groups. Metrics and data below will examine impacts among residents in Cle Elum.

Race and Ethnicity

The following race and ethnicity data was provided by the Department of Commerce Racially Disparate Impacts (RDI) Toolkit. The majority of this data is from 2016-2020 ACS 5-year estimates or the HUS 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), rather than the 1999-2023 ACS 5-year estimates utilized elsewhere in this document.

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Table 1. Racial composition of Cle Elum and Kittitas County, 2015 and 2020

	Cle Elum			Kittitas County		
Race or Ethnic Category	2015	2020	Change	2015	2020	Change
American Indian and Alaska Native	0	0	0	334	201	-133
Asian	10	0	-10	948	617	-331
Black or African American	0	0	0	398	473	75
Hispanic or Latino (of any race)	147	253	106	3,575	4,248	673
Native Hawaiian and Other Pacific Islander	0	0	0	23	325	302
Other Race	0	204	204	28	308	280
Two or more races	72	56	-16	1,178	2,252	1,074
White	2,315	2,149	-166	35,720	38,673	2,953
Total	**2,544**	**2,662**	**118**	**42,204**	**47,097**	**4,893**

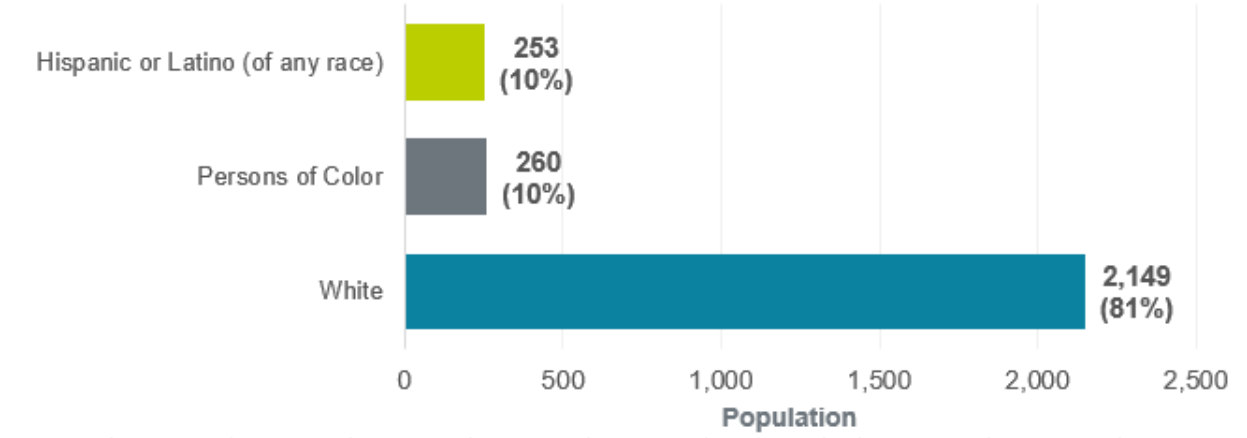
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Table 1 presents the 2015 and 2020 estimates published by the American Community Survey. Population estimates for small groups may be unreliable due to sampling error. If the coefficient of variation of the estimates for the Asian, Black or African American, Hispanic or Latino (any race), or White population is above the threshold specified on the Inputs tab we recommend using the alternative charts (indicated with an "a") for informing your analysis.

Based on a Coefficient of Variation of 30% alternative charts are:

Recommended

Chart 1a. Cle Elum population by race and Hispanic ethnicity, 2020



Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

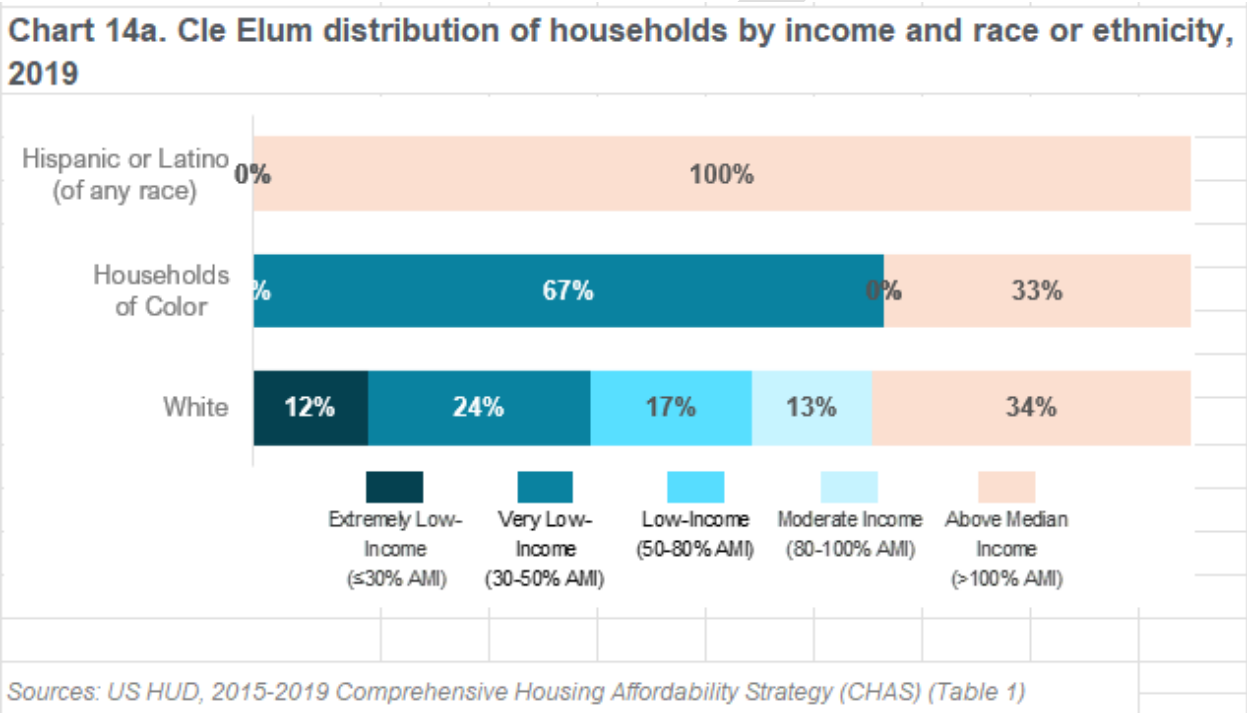
B. Occupancy and Homeownership Rates

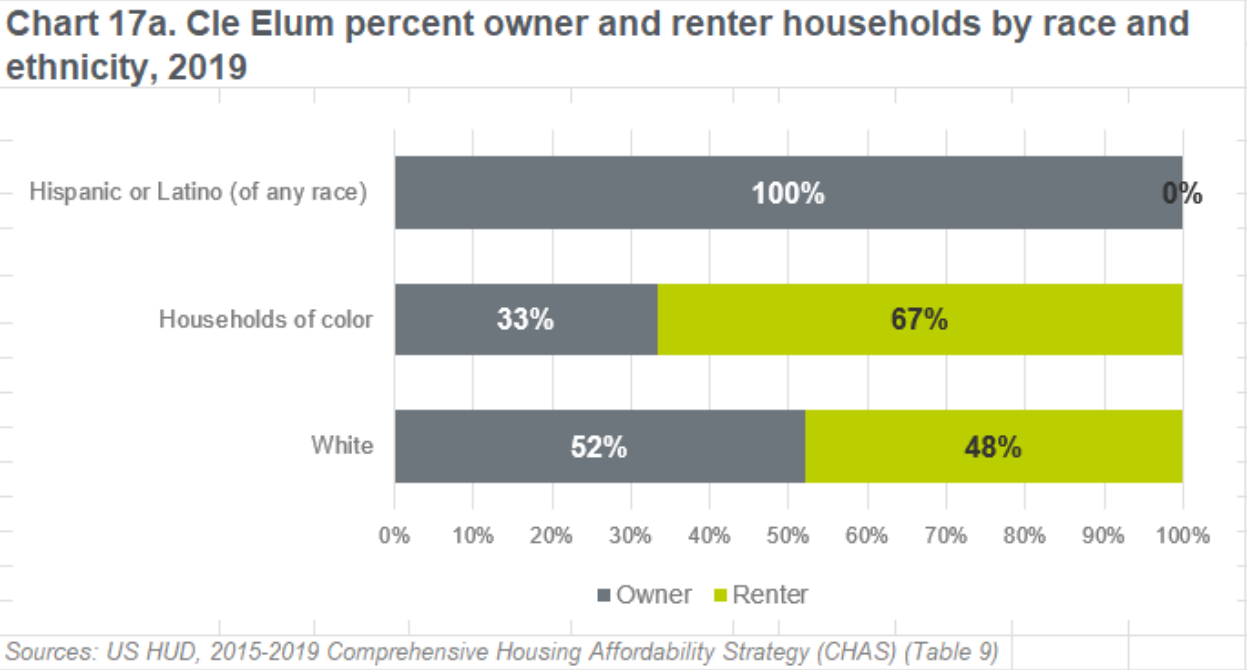
Of the occupied housing units in Cle Elum, a little over half (58%) are owner-occupied, with about 42% renter-occupied.

TABLE 2-13. OCCUPANCY CHARACTERISTICS

Occupancy Characteristics			
	Total	Owner	Rental
Total Units	1,209	-	-
Occupied Units	1,038	602	436
Vacant Units	171		
Source: 2023 ACS 5-year estimates			

When looking at distribution of households by income and race or ethnicity, we see that more households of color are in the Extremely Low- Very Low, and Low-Income categories.





C. Overcrowding

Another measure of living conditions is overcrowding. The accepted standard defines overcrowding as the presence of more than one person per room. The 2023 ACS 5-year estimates shows that only 1.5 % of the dwellings are overcrowded using the standard of more than one person per room. Overcrowding increases wear and tear on a home and is very hard on aging houses in a state of decline. Overcrowding is, in large part, due to the short supply of available affordable housing in Cle Elum. Table 2-14 compares overcrowding in Cle Elum with Kittitas County and Washington State. The rate of overcrowding in Cle Elum is lower than both Kittitas County and Washington State.

TABLE 2-14. OVERCROWDING IN CLE ELUM

Persons Per Room - Comparison				
Location	More than 1.01 Persons Per Room		1.00 or Fewer Persons Per Room	
	Number	Percent	Number	Percent
City of Cle Elum	16	1.50%	1,022	98.50%
Kittitas County	852	2.90%	19,019	97.00%
WA State	114,496	3.60%	3,053,584	96.40%
Source: 2023 ACS 5-year estimates				

D. Cost Burden

As indicated in Table 5.6, a significant amount of the owner-occupied homes in Cle Elum in 2023 were valued above $200,000. The median value of an owner-occupied home in Cle

Elum is $379,300 compared to $459,900 in Kittitas County, and $519,800 in Washington State. When comparing housing value and cost to income and poverty rates (Table 5.7), Cle Elum again ranks slightly lower than Kittitas County and higher than Washington State.

TABLE 2-15. VALUE OF OWNER-OCCUPIED HOUSING

Value of Owner Occupied Housing						
Value	Cle Elum		Kittitas County		WA State	
	Number	Percent	Number	Percent	Number	Percent
Total	602	-	12,221	-	1,929,694	-
Less than $50,000	13	2.20%	398	3.30%	56,115	2.90%
$50,000-$99,999	0	0.00%	89	0.70%	36,479	1.90%
$100,000-$149,999	8	1.30%	129	1.10%	39,785	2.10%
$150,000-$199,999	22	3.70%	394	3.20%	50,078	2.60%
$200,000-$299,999	112	18.60%	1,447	11.80%	185,461	9.60%
$300,000-$499,999	220	36.50%	4,524	37.00%	558,101	28.90%
$500,000-$999,999	222	36.90%	4,437	36.30%	734,021	38%
$1,000,000 or more	5	0.80%	809	6.60%	269,654	14%
Median	$379,300	-	$459,900	-	$519,800	-
Source: 2023 ACS 5-year estimates						

TABLE 2-16. INCOME AND POVERTY COMPARISON

Income and Poverty - Comparison			
Jurisdiction	Median Household Income		Poverty Rate
City of Cle Elum	$	56,912.00	13.70%
Kittitas County	$	69,928.00	14.30%
WA State	$	94,952.00	9.90%
Source: 2023 ACS 5-year estimates			

Housing Costs are also identified as a percentage of household income. As Table X shows, a significant amount of homes with a mortgage spend more than 30% of their income on housing.

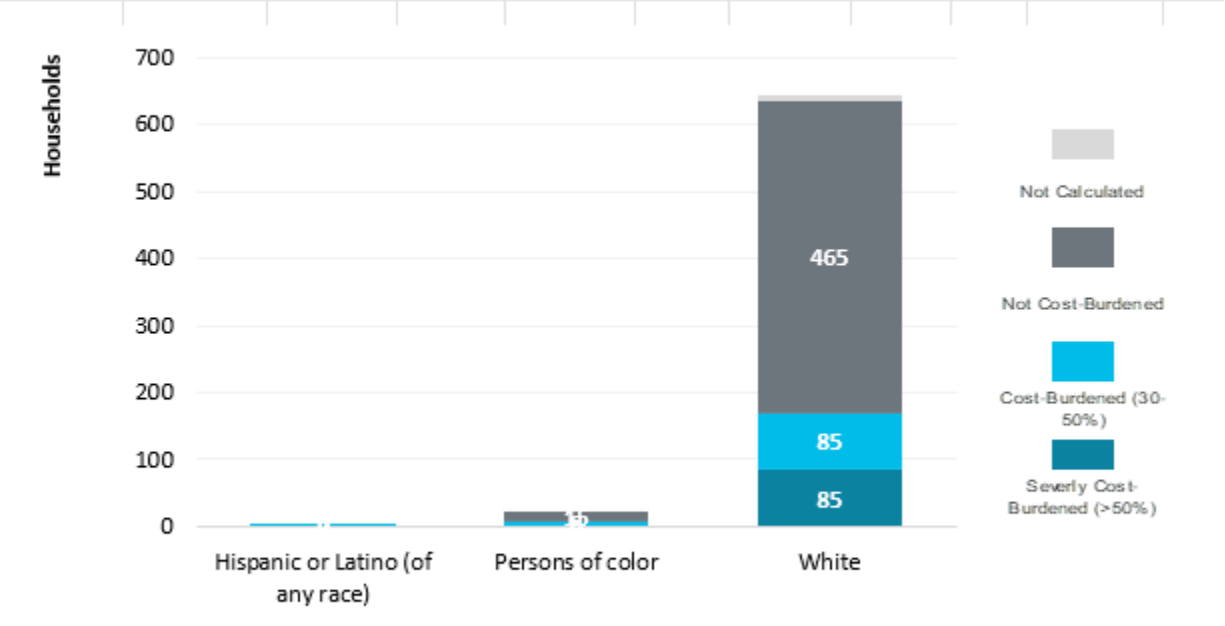
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TABLE 2-17. PERCENTAGE OF HOUSEHOLD INCOME

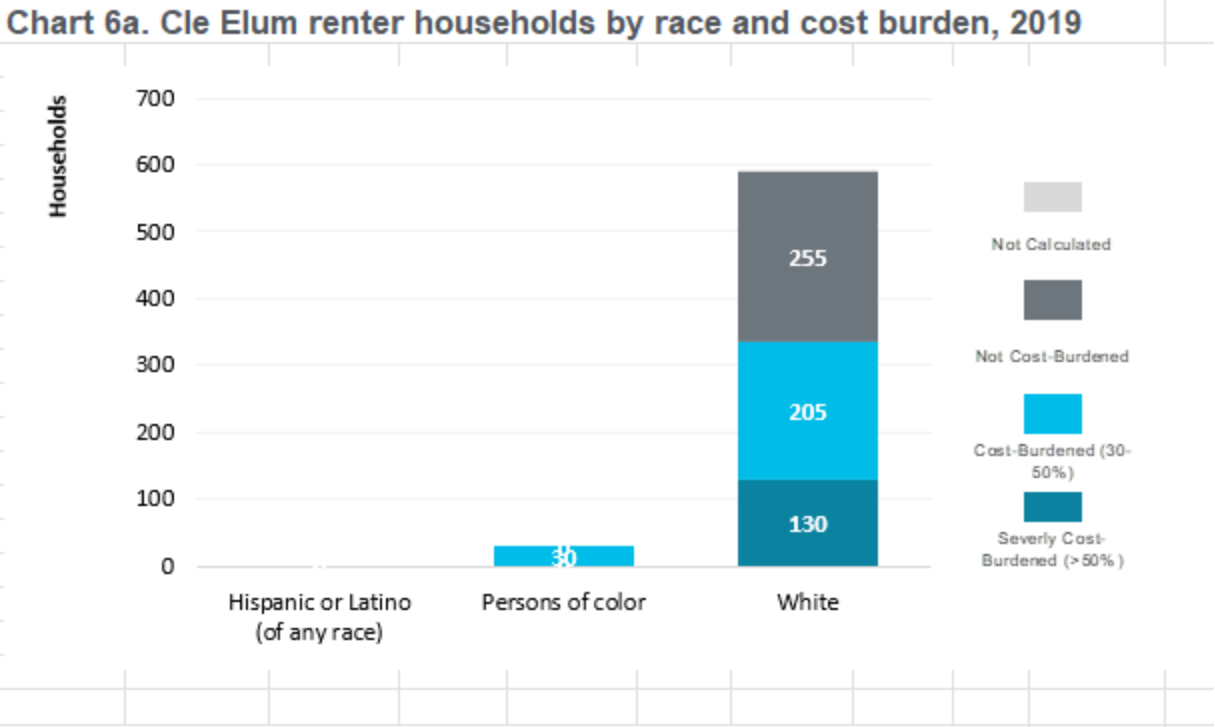
Percentage of Household Income			
% of Household Income	Housing Units with a Mortgage	Housing Units without a mortgage	Rental Units
< 20%	33.40%	79.40%	25.90%
20-24.9%	6.80%	7.40%	27.90%
25-29.9%	7.40%	3.00%	2.70%
30-34.9%	30.00%	12.80%	2.90%
> 35%	52.10%	9.10%	40.60%
Source: 2023 ACS 5-year estimates			

The Commerce RDI Toolkit further breaks down housing cost burden by racial and ethnic groups. As indicated in the charts below, those of Hispanic or Latino origin are more likely to be cost-burdened or severely cost burdened. This is applicable primarily to owner households. The number or renter households provides a similar amount of cost-burdened and severely cost-burdened households for Hispanic or Latino and White groups, but there are more White renter households that are not cost-burdened.

Chart 5a. Cle Elum number of owner households by race and cost burden, 2019

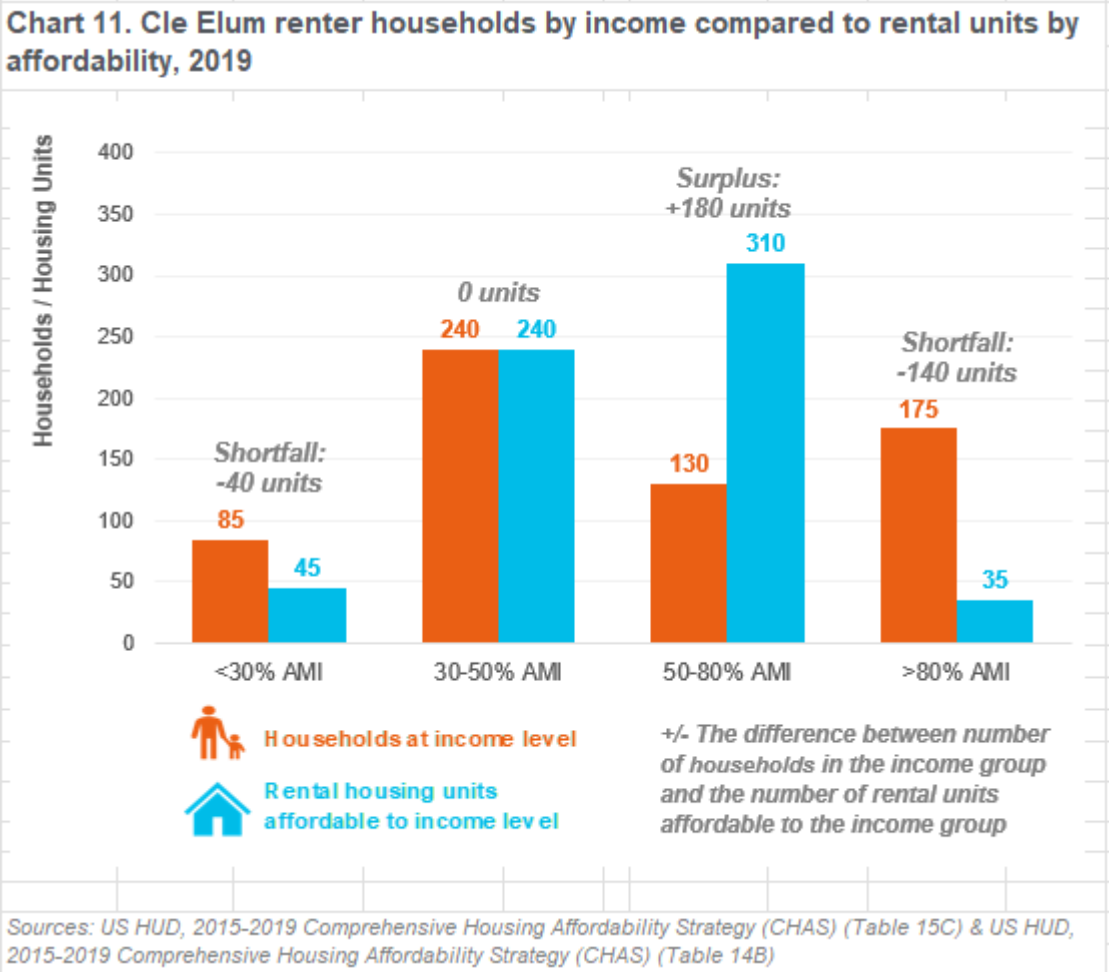


Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023



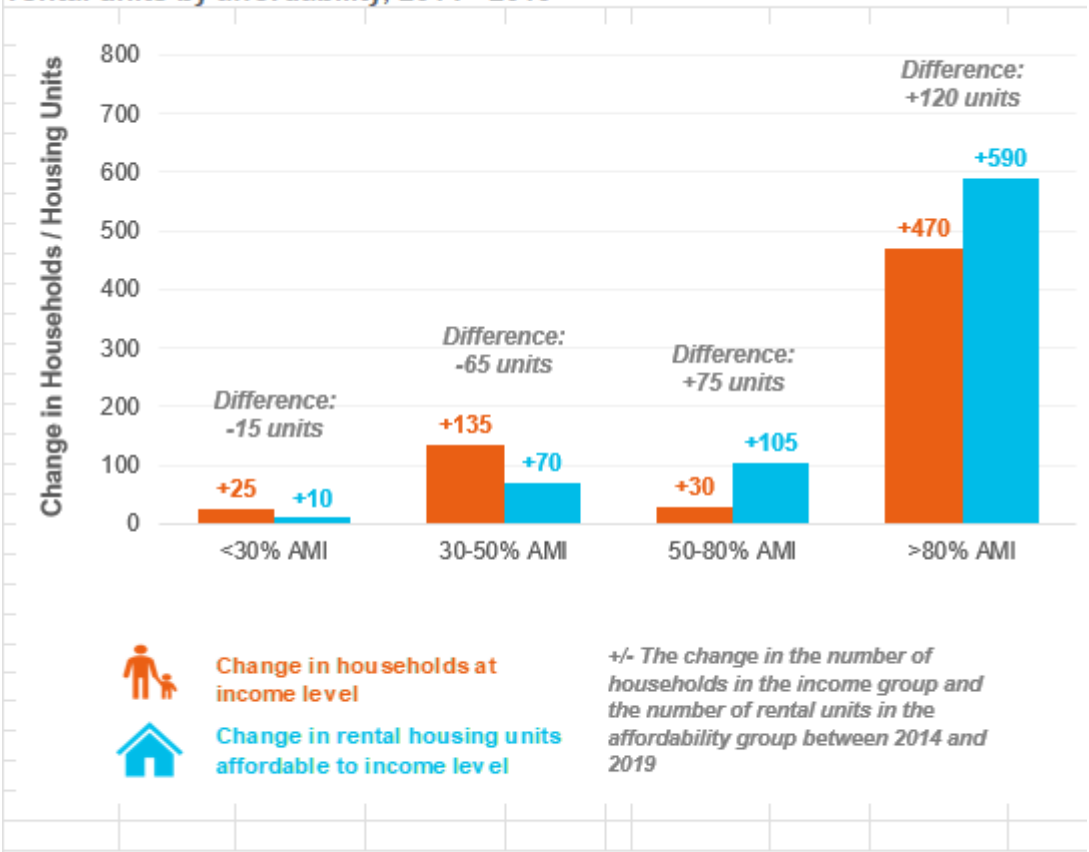
The following chart compares rental households by income to rental units by affordability. The comparison helps identify gaps in the available rental housing. Shortfalls and surpluses suggest a mismatch between the rental housing need and availability. A surplus indicates that either a lower-income household is experiencing housing cost burden by paying more than 30% of its income on housing or a higher-income household is "down-renting" by paying less than they can afford in rental housing.

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The following chart compares the estimated change in the number of households in the income group and the number of housing units in the affordability group. The change in households could be new households built in the city or households switching between income groups due to an increase or decrease in income.

Chart 12. Cle Elum five year change in renter households by income and rental units by affordability, 2014 - 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B) & US HUD, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B)

When analyzing available data alongside the Displacement Risk map, there are no moderate or high displacement risk areas mapped in Cle Elum. However, considerations in the Housing Element, along with corresponding updates to development regulations should still be implemented in this Periodic Update to minimize displacement risk and mitigate racially disparate impacts. This is particularly important when considering the number of homes with a mortgage that would be considered cost-burdened.

E. Disparate Impacts – Goal, Policy, and Objective Analysis

The City will assess its Goals, Policies, and Objectives based upon the following evaluation criteria:

1. Focus on actions and policies that support or prohibit housing
2. Review the effect of the goal, policy or objective that may include harmful biases about groups of people and communities.

Goals, Policies, and Objectives will be analyzed for being supporting, approaching, or challenging.

1. S – Supportive: The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement, and exclusion in housing.
2. A – Approaching: The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.
3. C – Challenging: The policy may challenge Cle Elum's ability to meet the identified housing needs. The policy's benefits and burdens should be reviewed to optimize the ability to meet the policy's objectives while improving the equitable distribution of benefits and burdens imposed by the policy.

Goals, Objectives, and Policies that are noted as Approaching or Challenging will be revised and updated in Section VII. Each Goal and its corresponding Policies and Objectives will be evaluated in the following Tables.

Table 2.18. Goal H-1 Evaluation

Policy	Evaluation	Analysis	Revised Policy (if needed)
Goal H-1 –Allow a mix of housing types that meets the needs of diverse households at all income levels. The range of housing types also reflect market conditions, the City's rural setting, and small-town character.	A - Approaching	Identify housing needs by income, tenure, household size and accessibility; prevent character language from constraining capacity.	Provide sufficient opportunities for a diverse range of housing types, sizes, tenures, and affordability levels to meet documented current and projected housing needs throughout Cle Elum. Apply objective design standards that recognize local context without excluding needed housing or perpetuating unequal access.
Policy H-1.1 — Encourage the development of flexible lot sizes and residential infill that is compatible in existing neighborhoods.	A - Approaching	Replace subjective compatibility with objective standards and specify infill approvals.	Permit flexible lot configurations and residential infill in established neighborhoods through clear, objective dimensional and design standards that accommodate additional homes.
Policy H-1.2 — Promote the creation of housing options that are safe, affordable, and accessible for older residents.	A - Approaching	Make aging-related housing accessible and attainable, not merely aspirational.	Facilitate accessible, adaptable, and affordable housing for older adults, including smaller homes, accessible multifamily units, and housing near services and transportation, while supporting a range of incomes and living arrangements.

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Policy 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.	A - Approaching	Allow small units without assigning them to specific demographic groups.	Permit and facilitate studios, one-bedroom homes, and other smaller dwelling units across appropriate residential and mixed-use districts to expand lower-cost housing choices for households of varying sizes and circumstances.
Policy H-1.4 — Encourage housing strategies that allow older residents to remain in the community as their housing needs evolve.	A - Approaching	Provide actionable aging-in-place measures and avoid displacement.	Support residents who wish to remain in their homes and community as their needs change by allowing accessible renovations, accessory dwelling units, and connections to supportive services, prioritizing residents at risk of displacement.
Policy H-1.5 — Accommodate and encourage moderate- to high- density residential developments such as townhouses, multifamily complexes, duplexes, triplexes, cottage housing, accessory dwelling units, and mixed-use residential buildings.	A - Approaching	Move from encouragement to practical zoning permission for listed housing types.	Allow duplexes, triplexes, townhouses, cottage housing, accessory dwelling units, apartments, and mixed-use residential buildings, using objective approval criteria and proportionate infrastructure requirements.
Policy 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.	A - Approaching	Differentiate income-restricted affordability from merely varied building forms.	Expand housing options at multiple price points and income levels by permitting small-lot detached homes, zero-lot-line and attached homes, accessory units, cottages, duplexes, townhouses, apartments, and manufactured homes; pair zoning reforms with programs that produce and preserve income-restricted affordable homes.
Policy H-1.7 Create attractive incentives for developers and property owners to encourage the provision of various types of sustainable and affordable housing.	A - Approaching	Specify incentives, eligibility and measurable public benefit.	Establish transparent incentives, such as density bonuses, expedited review, and fee adjustments, for projects that deliver verified affordable or accessible housing, with clear eligibility, affordability duration, and performance monitoring.

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Policy 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.	S - Supportive	This policy outlines and identifies several financial tools available to the city and developers.	N/A
Policy 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.	S - Supportive	This policy provides for affordability based on project scale.	N/A
Policy 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.	A - Approaching	Define quality with objective standards; historic character should not limit the provision for affordable units.	Partner with public agencies, nonprofit organizations, and private developers to create and preserve income-restricted affordable homes, including adaptive reuse of historic properties where feasible, while applying objective health, safety, accessibility, and design requirements.
Policy H-1.11 Work with Kittitas County to develop more affordable housing opportunities throughout the Upper Kittitas County Region.	S - Supportive	This policy provides for collaboration between to City and County to develop affordable housing.	N/A
Policy H-1.12 Develop a continuum of strategies to reduce fees and/or development standards (where practicable) to increase affordable housing opportunities.	A - Approaching	Specify a review of costs and safeguards against shifting costs.	Review development fees, parking requirements, lot standards, and other regulations for unnecessary housing costs; consider proportionate reductions or waivers for qualifying affordable projects while maintaining essential public health, safety, and infrastructure standards.
Policy H-1.13 Provide a sufficient amount of land zoned for current and	A - Approaching	Link zoning capacity to realistic development and housing allocations.	Maintain sufficient realistically developable and appropriately zoned land, with planned infrastructure capacity, to accommodate projected

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projected residential needs.			housing needs by income level and housing type.
Policy 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).	A - Approaching	Encourage geographic choice without creating isolated areas for a particular type of development.	Permit a range of housing types and affordable housing opportunities across residential and mixed-use areas, particularly near services and employment, and prevent regulations or investment patterns that concentrate housing choice or restrict access to particular neighborhoods.

Table 2.19. Goal H-2 Evaluation

Policy	Evaluation	Analysis	Revised Policy (if needed)
Goal H-2 – Preserve and enhance existing residential neighborhoods without implementing barriers to different housing types.	A - Approaching	Preservation should include residents and avoid exclusionary barriers.	Preserve existing housing and neighborhood assets while accommodating infill, rehabilitation, and a wider range of housing types and tenures; ensure preservation measures do not displace residents.
Policy H-2.1 — Promote diversity in style and cost by allowing innovative mixtures of housing types and creative approaches to housing design and development.	A - Approaching	Make housing variety permitted rather than dependent on subjective language.	Allow a broad range of housing types through objective zoning and design standards, including mixed housing types within neighborhoods.
Policy 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.	S - Supportive	This policy supports different housing options across a range of objective criteria.	N/A
Policy 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.	S - Supportive	This policy supports local and regional collaboration for education and data sharing.	N/A
Policy H-2.4 — Provide density bonuses, transfer of development rights, and other incentives	A - Approaching	Tie density incentives to measurable affordability and location.	Identify potential density bonuses and other lawful development incentives for projects that provide income-restricted affordable homes, with objective eligibility, affordability

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for the development of affordable housing.			periods, and procedures; evaluate transfer-of-development-rights tools for effects on housing supply and equitable access.
Policy 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.	A - Approaching	Remove unnecessary barriers but preserve safety and accessibility.	Periodically review and amend building and development regulations to eliminate unnecessary obstacles to new housing and rehabilitation of existing structures while retaining applicable health, safety, accessibility, and environmental protections.
Policy H-2.6 — Use zoning and building codes, where practicable, to encourage home ownership opportunities.	A - Approaching	Expand to also include protections for rental properties.	Use zoning and development regulations to expand attainable homeownership opportunities, including small-lot and attached ownership housing, while also maintaining equitable opportunities for rental and other tenure types.
Policy 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.	S - Supportive	This policy supports the allowance of a wide variety of housing types.	N/A

Table 2.20. Goal H-3 Evaluation

Policy	Evaluation	Analysis	Revised Policy (if needed)
Goal H-3 – Residential neighborhoods contain necessary public amenities and support facilities that contribute to a high quality of life in Cle Elum.	A - Approaching	Define equitable access to amenities and all household types.	Ensure residents in all neighborhoods have equitable access to safe infrastructure, accessible transportation, parks, community facilities, and other amenities, while accommodating housing choice and preventing displacement.
Policy H-3.1 — Preserve and enhance the integrity and quality of existing	A - Approaching	Replace integrity/quality judgments with measurable conditions.	Encourage the development of flexible lot sizes and residential infill that is consistent with clear, objective design standards in existing neighborhoods.

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residential neighborhoods.			
Policy H-3.2 — Support housing with appropriate amenities for individuals, families, and children.	A - Approaching	Avoid implying only conventional families need amenities.	Support housing and neighborhood amenities for people of different ages, abilities, household structures, and incomes.
Policy H-3.3 — Require developments to contribute their proportional share of on-site and off-site improvements needed to serve the development.	S - Supportive	This policy supports developer-required infrastructure improvements needed for implementation.	N/A
Policy H-3.4 — Promote functional, well designed and integrated multi-modal transportation facilities to serve neighborhoods.	A - Approaching	Expand to include specific access types and neighborhood connectivity.	Provide connected, accessible walking, bicycling, transit, and street facilities to connect housing with other areas of the city, prioritizing areas with documented safety or mobility gaps.
Policy 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.	S - Supportive	This policy supports continued options for neighborhood connectivity.	N/A
Policy H-3.6 — Establish designated residential “neighborhoods” or “neighborhood subareas” in the Comprehensive Plan.	A - Approaching	Provide specific, actionable steps to guide designation.	Consider the designations of neighborhoods or subarea planning to identify infrastructure needs and housing opportunities, and evaluate potential changes in standards and investments for disparate impacts, exclusion, and displacement risk.
Policy 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.	A - Approaching	Use evidence on long-term rental supply to guide STR regulations and ensure STR allowance does not displace residents.	Monitor short-term rental activity and its effects on long-term housing availability and neighborhood conditions; adopt and periodically evaluate proportionate regulations that protect the residential housing supply and lawful property uses.
Policy H-3.8 — Limit new short-term rental units to primary residences and a maximum of one additional dwelling unit.	S - Supportive	This policy supports a limit to STR usage on individual lots.	N/A

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Policy H-3.9 — Require a Short-term Rental Operator license or similar regulatory license to operate short-term rentals.	S - Supportive	This policy outlines necessary licensing for STRs.	N/A
Policy H-3.10 — Require Short-term Rental Operators in residential zones to establish quiet hours, notify neighbors, limit signage, and meet parking requirements.	S - Supportive	This policy outlines necessary development requirements to assess when reviewing STRs.	N/A
Policy 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.	A - Approaching	Avoid displacing RV residents through categorical duration limits.	Evaluate health, safety, sanitation, and infrastructure conditions in RV parks and apply objective occupancy standards consistent with law; coordinate with housing and service providers to prevent displacement of residents using RV accommodations as housing.
Policy H-3.12 — Coordinate with the Historic Preservation Commission to identify opportunities where historic properties can be rehabilitated or converted for housing.	A - Approaching	Expand to provide for adaptive reuse and flexibility.	Coordinate with the Historic Preservation Commission to facilitate rehabilitation and residential adaptive reuse of historic properties, using predictable review criteria and flexibility for code-compliant accessibility, safety, and additional housing units.

Table 2.21. Goal H-4 Evaluation

Policy	Evaluation	Analysis	Revised Policy (if needed)
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.	S - Supportive	This goal is consistent with state requirements to provide sufficient land for housing at all income levels.	N/A
Policy H-4.1 — Ensure ongoing review and coordination between	S - Supportive	This policy provides for continued coordination with Kittitas County to ensure that housing targets are met.	N/A

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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.			
Policy H-4.2 — Allow density bonuses in residential districts when affordable housing is provided.	A - Approaching	Ensure that a density bonus is predictable and tied to lasting affordability.	Consider the establishment of a density-bonus program for developments supplying income-restricted affordable units, specifying bonus amounts, qualifying income levels, affordability duration, and compliance requirements.
Policy H-4.3 — Work with Kittitas County to ensure appropriate density and amenities for residential developments in the City's Urban Growth Area.	S - Supportive	This policy provides for continued coordination with Kittitas County to ensure that housing targets are met.	N/A
Policy 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.	A - Approaching	Replace subjective scale, massing and character language with objective rules.	Permit residential infill and redevelopment through measurable height, setback, lot coverage, and other standards that support housing capacity; ensure design guidelines are objective, proportionate, and do not prohibit needed housing types.
Policy H-4.5 — Continue to support mixed use development and housing in the City's Downtown Core.	S - Supportive	This policy provides for additional mixed uses in the downtown.	N/A
Policy H-4.6 — Review and update SEPA flexible thresholds for consistency with state allowances in WAC 197-11-800.	S - Supportive	This policy provides for the periodic review and update to city code, consistent with state law.	N/A

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Table 2.22. Goal H-5 Evaluation

Policy	Evaluation	Analysis	Revised Policy (if needed)
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.	A - Approaching	Protect existing housing and occupants; recognize rehab can possibly cause displacement.	Preserve, maintain, and rehabilitate existing homes, including lower-cost housing, through accessible assistance and anti-displacement measures that improve safety and accessibility without unnecessarily increasing housing costs for current residents.
Policy H-5.1 — Consistently enforce building maintenance, health and safety codes for the city's housing stock to limit the potential damage resulting from wildfires or other extreme weather events.	A - Approaching	Pair enforcement with support for cost-burdened owners and tenants.	Enforce applicable housing health and safety standards consistently, including wildfire and severe-weather protections, while connecting income-qualified property owners and affected tenants with repair assistance, compliance timelines where lawful, and relocation protections when necessary.
Policy 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.	A - Approaching	Balance historic preservation with resident affordability and adaptability.	Support preservation and rehabilitation of older and historic housing through technical assistance and available grants, while permitting code-compliant safety, energy-efficiency, accessibility, and housing improvements and reducing displacement risks.
Policy H-5.3 — Encourage programs that offer assistance with renovations and home improvements including those that will help efficiency for wildfire smoke and extreme heat, and maintenance efforts such as creating defensible space so that residents can stay in their homes even when their housing needs change.	S - Supportive	This policy provides for a variety of options and programs for renovation assistance.	N/A
Policy H-5.4 — Work with homeowners and the applicable providers of	A - Approaching	Expand service access to include additional organizations.	Coordinate with HopeSource, housing organizations, local nonprofits, and other service providers to offer equitable

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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.			rehabilitation funding and technical assistance to eligible homeowners and rental properties, with tenant protections and accessible program information.

Table 2.23. Goal H-6 Evaluation

Policy	Evaluation	Analysis	Revised Policy (if needed)
Goal H-6 – Support and allow housing for residents of Cle Elum with special housing needs, including permanent supportive housing.	A - Approaching	Expand to include person-centered language and measurable housing access.	Ensure the provision and maintenance of safe, affordable, accessible, and supportive housing for people with disabilities, people experiencing homelessness, seasonal workers, and others whose housing needs are not met by the private market.
Policy H-6.1 — Support the preservation and development of special needs housing and permanent supportive housing in Cle Elum.	S - Supportive	This policy provides for preservation and development of additional housing types.	N/A
Policy 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.	S - Supportive	This policy provides for the development of seasonal housing, in partnership with providers.	N/A
Policy 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	A - Approaching	Update to correct outdated program language.	Review and revise zoning, permitting, occupancy, and reasonable-accommodation procedures to comply with applicable federal and Washington fair-housing and disability-access laws; remove facially neutral or explicit barriers that unlawfully restrict housing for protected groups. Verify statutory references with legal counsel before adoption.

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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).			
Policy 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.	A - Approaching	Use person-centered language and identify implementation partners.	Partner with HopeSource, housing authorities, Kittitas County, and service providers to develop and preserve emergency, transitional, permanent supportive, and other affordable housing for people experiencing homelessness and residents requiring supportive services.
Policy 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.	S - Supportive	This policy provides for equal access to housing and coordination with providers.	N/A
Policy H-6.6 — Meet the cities affordable and moderate-income housing needs by implementing a range of strategies that will result in the production of new affordable and moderate-income housing. These strategies include: • Seeking funding from state and federal sources to implement housing development and preservation programs. • Promote the use of innovative housing types to stimulate	A - Approaching	Reword to reduce verbiage and redundancy with other policies.	Implement and monitor strategies to meet Cle Elum's allocated housing needs across extremely low-, low-, moderate-, and other income levels, including seeking state and federal preservation and development funds and allowing higher-density affordable homes on suitable vacant and underused parcels throughout the City.

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new higher density affordable and moderate-income housing stock on vacant and underutilized parcels.			

Table 2.2. Goal H-7 Evaluation

Policy	Evaluation	Analysis	Revised Policy (if needed)
Goal H-7 – Actively participate in local and regional responses to affordable housing development needs and issues.	A - Approaching	Expand to include person-centered language and measurable housing access.	Ensure the provision and maintenance of safe, affordable, accessible, and supportive housing for people with disabilities, people experiencing homelessness, seasonal workers, and others whose housing needs are not met by the private market.
Policy H-7.1 — Participate in and promote the development of countywide resources and programs to promote a diversity of housing types.	S - Supportive	This policy provides for preservation and development of additional housing types.	N/A
Policy 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 and reduce the risks of displacement.	S - Supportive	This policy provides for the development of seasonal housing, in partnership with providers.	N/A
Policy H-7.3 — Identify populations with a high risk of displacement and take into account the various factors of displacement risk when implementing development regulations.	S - Supportive	This policy factors displacement risk when implementing regulations.	N/A

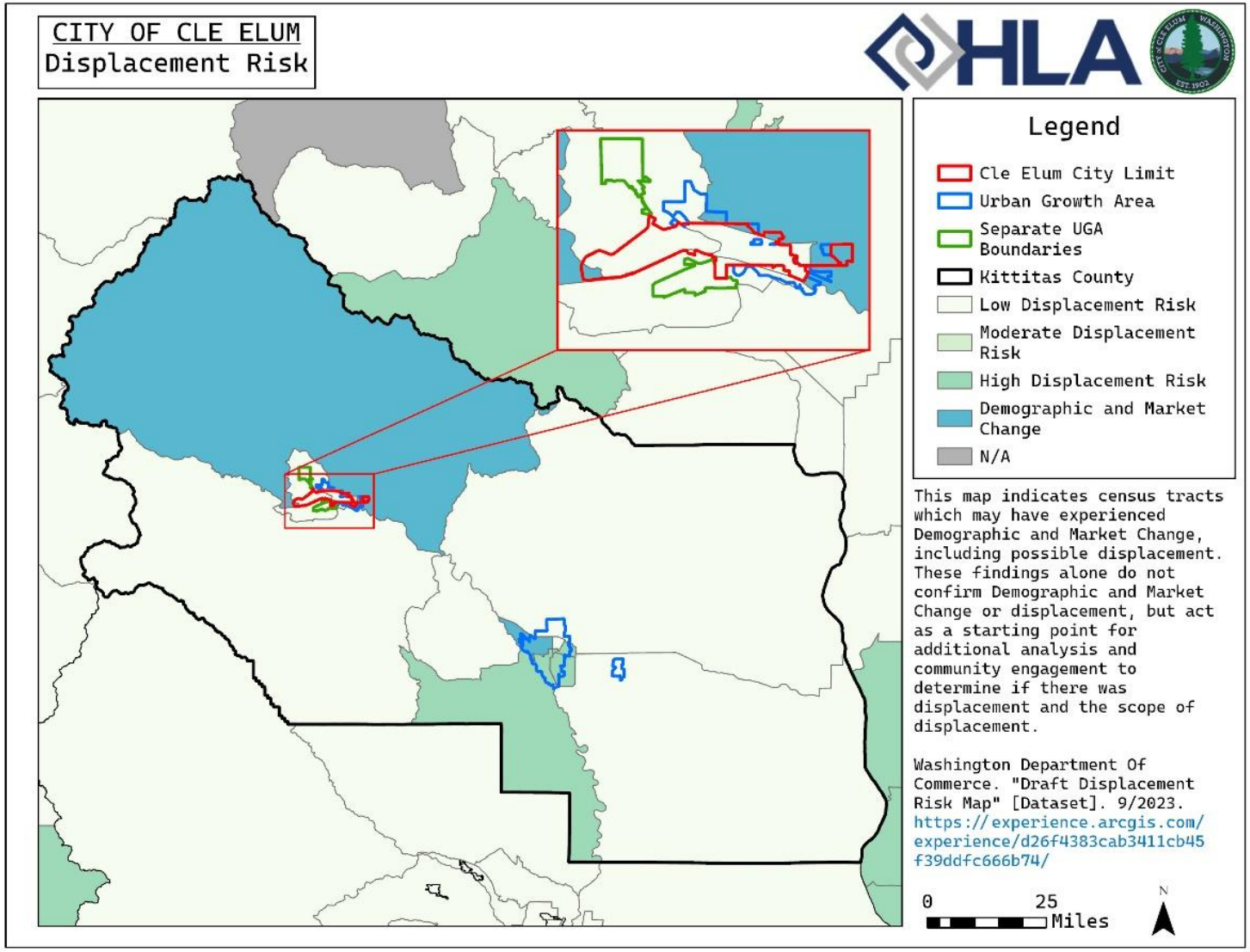
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Table 2.25. Goal H-8 Evaluation

Policy	Evaluation	Analysis	Revised Policy (if needed)
Goal H-8 – Reinforce the City of Cle Elum's existing prohibition on policies and regulations of racially disparate impacts, displacement, or exclusion in housing.	S - Supportive	This goal provides the framework to ensure that racially disparate impacts, displacement, and exclusion are considered when evaluating housing policies	N/A
Policy H-8.1 — The City of Cle Elum will prohibit the introduction or adoption of policies and regulations which does not comply with U.S.C. Title 42, Chapter 45.	A - Approaching	The policy focuses primarily on prohibiting new polices but does not discuss a commitment to fair housing or nondiscrimination.	The City of Cle Elum encourages and supports fair housing and nondiscrimination by prohibiting the introduction or adoption of policies and regulations which does not comply with U.S.C. Title 42, Chapter 45.
Policy H-8.2 — The City shall prohibit regulations, policies, or acts of authority which directly or indirectly result in the appearance of impartiality on the basis of race, religion, sex, national origin, familial status, or disability.	A - Approaching	Update to include discriminatory treatment, disparate impacts, displacement, and exclusion.	The City shall prohibit regulations, policies, or acts of authority which directly or indirectly result in displacement, discriminatory treatment disparate impacts, displacement and exclusion, and/or on the basis of race, religion, sex, national origin, familial status, or disability.

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Figure 2-1 Displacement Risk



F. Housing Maintenance and Preservation

Whereas well maintained historic homes and neighborhoods can significantly increase property values, tourism, affordable housing opportunities, and neighborhood cohesiveness, poorly maintained older housing can depreciate property values, become unsightly and in the worst cases, create a hazard to the general health, safety, and welfare of the community. While many older homes in Cle Elum have been well maintained over the years, some have not. One of the most fundamental strategies to increase the supply of affordable housing is to preserve existing stock. Construction of new real estate expands the available building stock and generally induces movement toward newer housing products. Upward movement toward higher valued real estate parallels the downward "filtering" of existing real estate. As most structures age, wear, or become obsolete, they filter down to lower-income occupants. The process enables lower income households to move up (equity building), and to occupy units that at one time had been the preserve of middle – or even upper-middle income households. In addition to preservation of affordable housing opportunities, housing maintenance in the form of retrofits can allow residents with special needs to adapt their homes to better accommodate their needs. For example, retrofits can allow elderly residents to modify their housing to accommodate their changing needs and age in place. Retrofits can also increase the energy efficiency and environmental sustainability of homes when features such as high-efficiency toilets and fixtures, low emission paints, and other green products are used.

The City has been begun to address the maintenance and preservation of its aging housing stock. One potential option to increase preservation is a housing maintenance program. A less resource intensive role for the city would be to coordinate existing resources available in the community. Several nonprofit organizations and public programs work on maintaining and improving local housing stock. Existing programs include the following:

Habitat for Humanity: The Kittitas County branch of Habitat for Humanity runs a Home Repair and Preservation Program that offers a variety of housing improvement options to homeowners. Families are selected for assistance based on need, ability to pay, and willingness to partner with Habitat. The program works both to increase the life of a house and to increase safety and accessibility for its residents.

USDA loans/grants: Also known as the Section 504 Home Repair program, loans are given to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

Hopesource Weatherization: HopeSource is a private, non-profit organization that has provided a wide range of human services in Kittitas County since 1966. Its weatherization program modifies homes to become safer, more energy efficient, and more comfortable.

Residents in Kittitas County who meet certain income guideline qualify for the weatherization program.

G. Short-term Rentals

In this backdrop of high demand, short-term rentals may play a role. Short term rentals have both benefits and challenges. The availability of short-term units can attract tourists and visitors whose spending can generate economic activity for the city. In addition, the availability of short-term rentals can provide an extra source of income for families who operate these rentals that can alleviate their housing burden. However, the more commercial use of short-term rentals by platforms such as Airbnb or others raises rents for residents by removing potentially affordable rental units from the housing market. In addition, neighborhood livability can be affected when units in predominantly residential areas are converted to short term rentals.

IV. Goals and Policies

This Housing Element of the Comprehensive Plan outlines the City's direction to three primary objectives;

1. The need to provide adequate capacity for residential growth to meet regional growth targets;

2. The need to encourage the development of a wide variety of housing alternatives to meet the needs of a diverse population; and

3. The need to foster opportunities that provide affordable housing.

The City can influence the local housing market through a variety of means:

1. By directing the location and amount of land available for residential development; and 2. By amending its ordinances and codes to affect the size, type, and design of new and renovated housing; and

3. By building (or providing mechanisms for) quality, common sense amenities that attract and/or retain quality residential development; and

4. By providing sufficient administrative flexibility to allow the City to permit the quality development of new, and the preservation of existing, homes and neighborhoods reticent of emerging market conditions and new issues; and

5. By seeking financial resources and partnerships which can help meet the objectives of maintaining the City's existing housing stock and to provide affordable housing.

Strategy I – Infill Housing Within Residential Areas

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This strategy would encourage additional housing being developed on remaining lots within the City limits and within existing residential areas. This strategy would permit the development of smaller lots that are compatible with existing neighborhood scale and character. The provision for plats of smaller lots located within the existing city limits could be permitted to allow for innovative single-family infill housing such as cottage housing or other alternative types of housing that would be consistent and "blend" with surrounding homes and remain single-family fee simple housing. Additionally, this strategy should redefine accessory dwelling units and duplex housing density to be more compatible with neighborhood character, land use and transportation capacity. Changes to the zoning ordinance to allow for a greater variety and density of infill development should be considered.

Strategy II – Mixed-Use Development

Strategy IV – Preservation of Existing Housing

Older homes in existing neighborhoods, accessory units, and manufactured homes currently provide affordable housing opportunities for some residents. Preservation of the existing affordable housing stock is critical to maintaining access to those sources. The City will seek ways of maintaining and increasing the availability of this housing type through Community Development Block Grant funds for repair and maintenance, and through development links with affordable housing providers not currently operating in Cle Elum.

Strategy V – Zoning Incentives / Reduction of Development Standards

Zoning incentives are another mechanism to encourage the development of affordable housing through the private market. Incentives can encourage the production of affordable (or more affordable) housing through density bonuses, forgiveness or reduction of impact fees, development fees, or permit costs. Amendments to the zoning ordinance and to Cle Elum's Development Standards can also facilitate the provision of affordable housing and more sustainable neighborhoods by promoting a greater variety of housing types, providing incentives, or removing barriers in the code that indirectly prevent affordable housing construction.

Strategy VI – Housing for Assisted Living

Federal and State law mandate that cities provide the same residential opportunities to individuals of special needs as are available to single family residents. These individuals may be part of group homes for the handicapped or group homes for children, require some assistance in their day-to-day living, such as the physically or mentally disabled, be victims of domestic violence, substance abusers, people living with HIV/AIDS, youth at risk, and seniors. Family living situations, institutional settings, social service programs, and assisted

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housing, specifically excluding Secure Community Transition Facilities as defined in Washington State law, all serve a portion of those populations with special needs. The Federal Fair Housing Act includes all individuals with special needs and states that no individual shall be denied the opportunity for safe and independent living. In addition, the Washington Housing Policy Act states that a "decent home in a healthy, safe environment for every resident of the State" shall be provided. The Housing Element supports goals and policies that provide equal and fair housing access for all residents of Cle Elum, including special needs residents. In order to provide housing opportunities for residents of special needs, the City shall work with public and private agencies to provide opportunities and services that would not be available otherwise to these residents. In addition, the City shall provide for these populations by continuing to support codes and ordinances which allow for a variety of housing opportunities, as well as encouraging the increase of social support services within the City and surrounding area. Adding flexibility to the City's land use code to allow group homes and home-based care are also significant opportunities available to the City for meeting the demand for special needs housing.

Goal H-1: Provide sufficient opportunities for a diverse range of housing types, sizes, tenures, and affordability levels to meet documented current and projected housing needs throughout Cle Elum. Apply objective design standards that recognize local context without excluding needed housing or perpetuating unequal access.

Policies:

H – 1.1 Permit flexible lot configurations and residential infill in established neighborhoods through clear, objective dimensional and design standards that accommodate additional homes without discretionary neighborhood-character tests.

H – 1.2 Facilitate accessible, adaptable, and affordable housing for older adults, including smaller homes, accessible multifamily units, and housing near services and transportation, while supporting a range of incomes and living arrangements.

H – 1.3 Permit and facilitate studios, one-bedroom homes, and other smaller dwelling units across appropriate residential and mixed-use districts to expand lower-cost housing choices for households of varying sizes and circumstances.

H – 1.4 Support residents who wish to remain in their homes and community as their needs change by allowing accessible renovations, accessory dwelling units, and connections to supportive services, prioritizing residents at risk of displacement.

H – 1.5 Allow duplexes, triplexes, townhouses, cottage housing, accessory dwelling units, apartments, and mixed-use residential buildings, using objective approval criteria and proportionate infrastructure requirements.

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.

H – 1.7 Establish transparent incentives, such as density bonuses, expedited review, and fee adjustments, for projects that deliver verified affordable or accessible housing, with clear eligibility, affordability duration, and performance monitoring.

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 Partner with public agencies, nonprofit organizations, and private developers to create and preserve income-restricted affordable homes, including adaptive reuse of historic properties where feasible, while applying objective health, safety, accessibility, and design requirements.

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

H – 1.12 Review development fees, parking requirements, lot standards, and other regulations for unnecessary housing costs; consider proportionate reductions or waivers for qualifying affordable projects while maintaining essential public health, safety, and infrastructure standards.

H – 1.13 Maintain sufficient realistically developable and appropriately zoned land, with planned infrastructure capacity, to accommodate projected housing needs by income level and housing type.

H – 1.14 Permit a range of housing types and affordable housing opportunities across residential and mixed-use areas, particularly near services and employment, and prevent regulations or investment patterns that concentrate housing choice or restrict access to particular neighborhoods.

Goal H-2: Preserve existing housing and neighborhood assets while accommodating infill, rehabilitation, and a wider range of housing types and tenures; ensure preservation measures do not displace residents.

Policies:

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H – 2.1 Allow a broad range of housing types through objective zoning and design standards, including mixed housing types within neighborhoods.

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 Identify potential density bonuses and other lawful development incentives for projects that provide income-restricted affordable homes, with objective eligibility, affordability periods, and procedures; evaluate transfer-of-development-rights tools for effects on housing supply and equitable access.

H – 2.5 Periodically review and amend building and development regulations to eliminate unnecessary obstacles to new housing and rehabilitation of existing structures while retaining applicable health, safety, accessibility, and environmental protections.

H – 2.6 Use zoning and development regulations to expand attainable homeownership opportunities, including small-lot and attached ownership housing, while also maintaining equitable opportunities for rental and other tenure types.

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: Ensure residents in all neighborhoods have equitable access to safe infrastructure, accessible transportation, parks, community facilities, and other amenities, while accommodating housing choice and preventing displacement.

Policies:

H – 3.1 Encourage the development of flexible lot sizes and residential infill that is consistent with clear, objective design standards in existing neighborhoods.

H – 3.2 Support housing and neighborhood amenities for people of different ages, abilities, household structures, and incomes.

H – 3.3 Require developments to contribute their proportional share of on-site and off-site improvements needed to serve the development.

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H – 3.4 Provide connected, accessible walking, bicycling, transit, and street facilities to connect housing with other areas of the city, prioritizing areas with documented safety or mobility gaps.

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 Consider the designations of neighborhoods or subarea planning to identify infrastructure needs and housing opportunities and evaluate potential changes in standards and investments for disparate impacts, exclusion, and displacement risk.

H – 3.7 Monitor short-term rental activity and its effects on long-term housing availability and neighborhood conditions; adopt and periodically evaluate proportionate regulations that protect the residential housing supply and lawful property uses.

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 Evaluate health, safety, sanitation, and infrastructure conditions in RV parks and apply objective occupancy standards consistent with law; coordinate with housing and service providers to prevent displacement of residents using RV accommodations as housing.

H – 3.12 Coordinate with the Historic Preservation Commission to facilitate rehabilitation and residential adaptive reuse of historic properties, using predictable review criteria and flexibility for code-compliant accessibility, safety, and additional housing units.

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.

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H - 4.2 Consider the establishment of a density-bonus program for developments supplying income-restricted affordable units, specifying bonus amounts, qualifying income levels, affordability duration, and compliance requirements.

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

H – 4.4 Permit residential infill and redevelopment through measurable height, setback, lot coverage, and other standards that support housing capacity; ensure design guidelines are objective, proportionate, and do not prohibit needed housing types.

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

H – 4.6 Review and update SEPA flexible thresholds for consistency with state allowances in WAC 197-11-800.

Goal H-5: Preserve, maintain, and rehabilitate existing homes, including lower-cost housing, through accessible assistance and anti-displacement measures that improve safety and accessibility without unnecessarily increasing housing costs for current residents.

Policies:

H – 5.1 Enforce applicable housing health and safety standards consistently, including wildfire and severe-weather protections, while connecting income-qualified property owners and affected tenants with repair assistance, compliance timelines where lawful, and relocation protections when necessary.

H – 5.2 Support preservation and rehabilitation of older and historic housing through technical assistance and available grants, while permitting code-compliant safety, energy-efficiency, accessibility, and housing improvements and reducing displacement risks.

H – 5.3 Encourage programs that offer assistance with renovations and home improvements including those that will help efficiency for wildfire smoke and extreme heat, and maintenance efforts such as creating defensible space so that residents can stay in their homes even when their housing needs change.

H – 5.4 Coordinate with HopeSource, housing organizations, local nonprofits, and other service providers to offer equitable rehabilitation funding and technical assistance to eligible homeowners and rental properties, with tenant protections and accessible program information.

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Goal H-6: Ensure the provision and maintenance of safe, affordable, accessible, and supportive housing for people with disabilities, people experiencing homelessness, seasonal workers, and others whose housing needs are not met by the private market.

Policies:

H – 6.1 Support the preservation and development of special needs housing and permanent supportive 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 Review and revise zoning, permitting, occupancy, and reasonable-accommodation procedures to comply with applicable federal and Washington fair-housing and disability-access laws; remove facially neutral or explicit barriers that unlawfully restrict housing for protected groups. Verify statutory references with legal counsel before adoption.

H – 6.4 Partner with HopeSource, housing authorities, Kittitas County, and service providers to develop and preserve emergency, transitional, permanent supportive, and other affordable housing for people experiencing homelessness and residents requiring supportive services.

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.

H – 6.6 Implement and monitor strategies to meet Cle Elum's allocated housing needs across extremely low-, low-, moderate-, and other income levels, including seeking state and federal preservation and development funds and allowing higher-density affordable homes on suitable vacant and underused parcels throughout the City.

Goal H-7: Actively participate in local and 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 and reduce the risks of displacement.

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H – 7.3 Identify populations with a high risk of displacement and take into account the various factors of displacement risk when implementing development regulations.

Goal H-8: Reinforce the City of Cle Elum's existing prohibition on policies and regulations of racially disparate impacts, displacement, or exclusion in housing.

Policies:

H – 8.1 The City of Cle Elum encourages and supports fair housing and nondiscrimination by prohibiting the introduction or adoption of policies and regulations which does not comply with U.S.C. Title 42, Chapter 45.

H – 8.2 The City shall prohibit regulations, policies, or acts of authority which directly or indirectly result in displacement, discriminatory treatment disparate impacts, displacement and exclusion, and/or on the basis of race, religion, sex, national origin, familial status, or disability.

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