

**Chapter XX  
Housing Element  
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## **Introduction**

It has been said that you can “tell more about a society by their treatment and arrangement of housing, than by any other product of their creative endeavor”. Cle Elum’s Housing Element is perhaps the most personal and important component of the Comprehensive Plan; it is concerned with the immediate environment where our residents live and raise their families. For many people their investment in housing represents the largest investment they will ever make. The ability to obtain affordable housing is essential to an engaged, healthy and stable community. It has been demonstrated that home ownership empowers citizens and fosters greater civic involvement and responsibility.

Most housing is not constructed by municipalities, but by private sector builders and developers. However, government has the ability to negatively or positively impact the supply and affordability of housing. This Element of the Cle Elum Comprehensive Plan focuses on factors that can, and should, be either directly controlled or influenced by local government.

To that end this Housing Element of the Comprehensive Plan identifies goals and sets policies that will guide future housing development and meet the present and future needs of the community. The goals and policies are written to maintain the small town lifestyle, rich history and integrity of Cle Elum while providing support for the development of housing for all income groups. This Element also seeks to develop policies and strategies that encourage the development of recognizable neighborhoods with supporting amenities such as parks, trail connections and open space.

The guiding intention of this Element, through its housing goals, policies and strategies, is to offer the existing and future residents of Cle Elum a mix of attractive, safe, and well maintained neighborhoods which contain a variety of housing options that are available to all without discrimination. Neighborhoods must be appealing, well kept, safe and have convenient access to city services, amenities, schools, jobs and institutions.

## **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, RCW 36.70A.070, WAC 365-195-310 (Housing Element Requirements), Kittitas County Countywide Planning Policies and the other elements of the Cle Elum Comprehensive Plan.

To fulfill requirements set forth by the Growth Management Act, the Housing Element contains the following information and analysis:

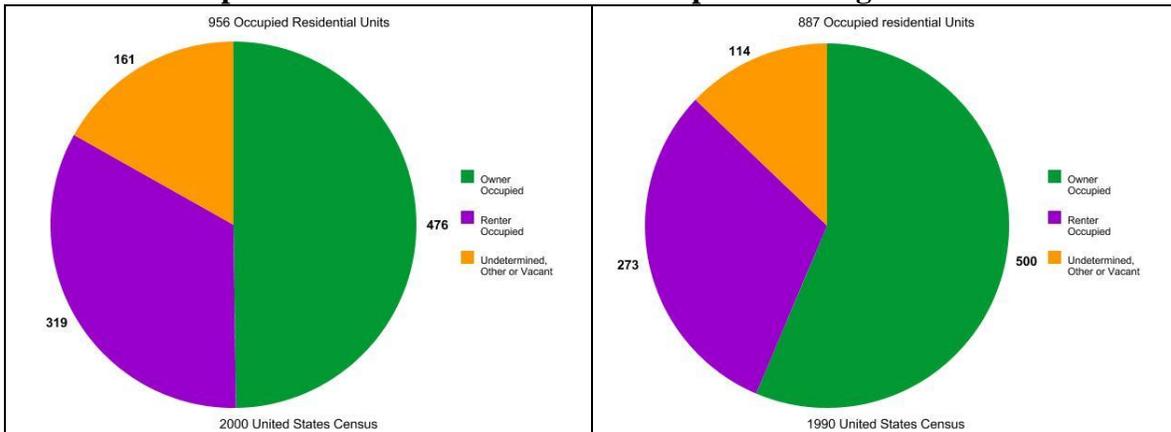
1. An inventory and analysis of existing and projected housing needs.

2. A statement of the goals, polices and objectives for the preservation, improvement and development of housing.
3. Identification of sufficient land for a variety of housing types.
4. Provision for existing and projected housing needs for all economic segments of the population.

**Census Summary**

The 2000 United States Census indicated that there were 956 occupied residential units within the City limits, which is a 12.85% increase from the 887 occupied units documented in the 1990 United States Census. The 2000 Census also documented a significant decline of owner occupied residential units from 1990. In 2000 there were 476 (49%) owner occupied units compared to 500 (56%) in 1990. In 2000 Cle Elum had 319 (33.3%) renter occupied units compared to 273 (25.15%) in 1990. The 2000 Census population was 1,787 with an average household size of 2.19 for owner occupied units and 2.34 for renter occupied units. The 1990 Census population was 1,778 with an average household size of 2.23.

**Table 1-1 Comparison of Owner Vs. Renter Occupied Housing 1990 to 2000**



Between 1990 and 2000 there were 69 new housing units constructed. Between 2006 and 2007 there were 77 new housing units constructed, which represents the most significant residential construction activity in Cle Elum since the 1980's. However, much of the City's existing housing (41%) was constructed prior to 1940. The median age of Cle Elum's Housing Stock [year a unit was constructed] is 68 years [1939]. As the housing stock continues to age, the need will increase for rehabilitation of many structures. Table 1-2 on the next page shows the age of the housing stock in the City of Cle Elum.

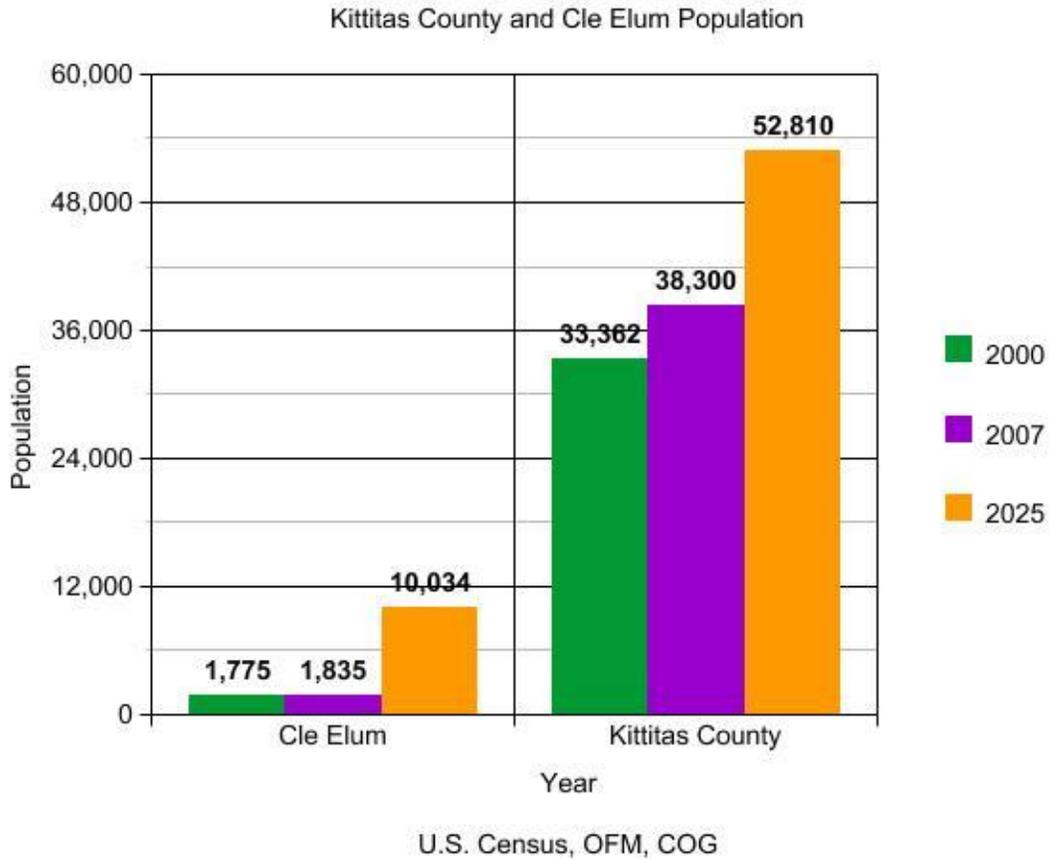
<b>Table 1-2 Age of Housing Stock</b>		
<b>Year Structure Built</b>	<b>Number of Units</b>	<b>Percent of Housing</b>
<b>1999 to March 2000</b>	<b>10</b>	<b>.86</b>
<b>1995 to 1998</b>	<b>52</b>	<b>4.48</b>
<b>1990 to 1994</b>	<b>26</b>	<b>2.54</b>
<b>1980 to 1989</b>	<b>153</b>	<b>13.18</b>
<b>1970 to 1979</b>	<b>151</b>	<b>13.01</b>
<b>1960 to 1969</b>	<b>66</b>	<b>5.68</b>
<b>1950 to 1959</b>	<b>64</b>	<b>5.51</b>
<b>1940 to 1949</b>	<b>161</b>	<b>13.87</b>
<b>1939 or Earlier</b>	<b>477</b>	<b>41.12</b>
<b>Median Age For Housing Stock in Cle Elum is 68 years [1939]</b>		

**Households and Population Trends**

Within Cle Elum there are diverse incomes, ages and household types. The amount and type of housing desired by our residents continues to change, reflecting the changing demographic make up of the City. Cle Elum’s housing stock must accommodate the various types and costs of housing needed by all its community members.

The 2000 United States Census placed the population of Kittitas County at 33,362 persons and the population of Cle Elum at 1,755 persons. In 2007 the Washington State Office of Financial Management (OFM) placed the population of Kittitas County at 38,300 persons and the population of Cle Elum at 1,835 persons. The Kittitas County Conference of Governments (COG) formally adopted a revised formula for population allocation to all cities, urban growth areas and urban growth nodes within Kittitas County in April, 2006. The revised formula was based off the OFM High Population Projection for the 20-year planning period [2005-2025]. This placed the year 2025 population of Kittitas County at 52,810 persons and the City of Cle Elum at 10,034 persons (19% of Kittitas County’s overall growth); Table 1-3 on the next page depicts population trends data.

**Table 1.3 2000 to 2025 Population Trends for Kittitas County and Cle Elum**



**Housing Stock Requirements**

The population of the City of Cle Elum is projected to grow by 8,259 people over the twenty-year planning period. According to the 2000 United States Census, the average household size in Cle Elum was 2.22 people, compared to a countywide average of 2.33 per household.

The 2000 United States Census found 1,775 people in Cle Elum living in 956 housing units. Much of the housing stock it located adjacent to the downtown commercial core or parallel to it along the distinct grid pattern of streets that derive their significant connection to First Street.

In order to calculate the residential housing units required to accommodate Cle Elum’s future population growth [forecasted] the following averaged calculation can be preformed (Table 1.4):

<b>Table 1-4</b>	
<b>Housing Stock Required for Cle Elum 2025 Population Allocation</b>	
8,259 additional people over the 20-year planning period = 413 people per year	
÷ 2.33 people per household = 177 dwelling units per year	
177 dwelling units x 20 years = 3,540 additional dwelling units needed by 2025	

One of the key elements of this Comprehensive Plan update was to identify lands that would support increased residential densities, and remain consistent with the land use, transportation, capital facilities and other elements of the City’s Comprehensive Plan. The public, through the Public Vision Sessions of the Comprehensive Plan Update Process, identified preferred areas for the creation of new lands zoned Multi-Family Residential. This Map [Table 1-7] appears on page 18 of this Housing Element. This map provides the City direction for future annexations and rezones to further this Housing Element.

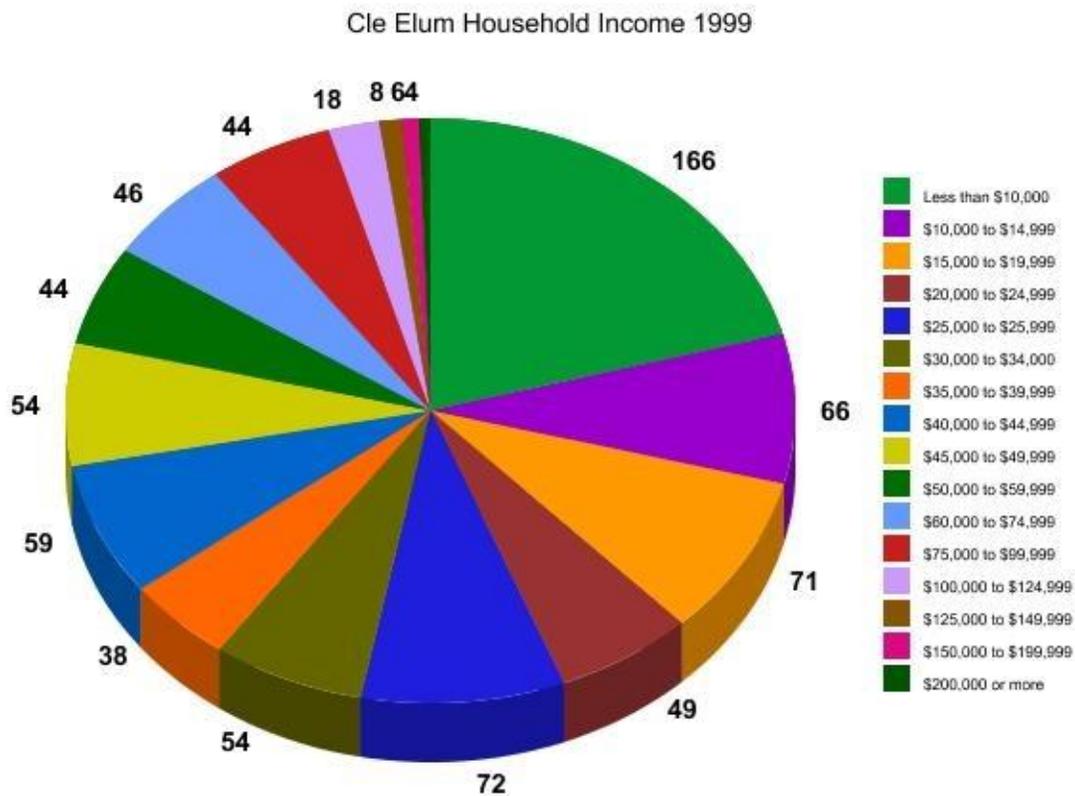
**Housing Costs and Affordability**

Understanding the relationship and distribution of household income and housing prices is vital to Cle Elum’s efforts to plan for its housing needs. A household’s income dictates its housing decisions and opportunities. Income groups are typically defined as follows:

<b>Table 1-5</b>	
<b>Income Groups</b>	
Income Range	Percent of Median Income
Very Low	0 to 30%
Low	30 to 50%
Moderate	50 to 80%
Middle	80 to 120%
Upper	120% and Higher

As of the 2000 Census the median value of all owner occupied housing in Cle Elum was \$103,000 which was lower than the 2000 median values for both Kittitas County and the State of Washington. In 2007 the Median Value for all homes constructed was \$268,000, representing a staggering 260% increase for the seven year period. The estimated median household income was \$28,144 in 2000 and was \$32,278 in 2007; representing a change of only 12.8% for the seven year period. 303 households in Cle Elum (38%) were considered “low income” as of the 2000 Census. Although 2000 to 2007 have been active years for Kittitas County in terms of job growth and wage increases it is expected that the distributions in relationship to the Median income are stable; therefore Table 1-6 on the next page depicts income levels by household.

**Table 1-6 Cle Elum Household Income 1999**



U.S. Census Bureau

Affordability is basically defined as:

*Adequate, safe, appropriate shelter, costing no more than 30% [including utilities] of the household's gross monthly income.*

The typical model for housing in Cle Elum, as in much of the rural United States, has consisted primarily of single family detached housing units. However, given the aforementioned definition, affordability is a relative term. For example, households with incomes exceeding \$200,000 per year would be able to afford considerably more and have far more options than households whose incomes are at or below the City Median of \$32,278 per year; whose affordability index places them with a total monthly housing cost not to exceed \$9,683.40 per year (\$807.00 a month). *[Currently a \$200,000 30-year fixed rate mortgage at 7% APR, including insurance and taxes, would result in monthly payments of \$1455.60 or 54% of a household's gross monthly income].*

## **Factors in the Cost [Affordability] of Housing**

The supply of vacant, developable land within the City is diminishing, resulting in the need to explore innovative methods to maintain housing affordability. While the production of new units is important, we must also concentrate on the preservation and/or rehabilitation of existing housing stock. By maintaining housing in good repair and allowing flexibility and adaptation in new construction, Cle Elum can help to better integrate its housing supply in a more affordable manner.

Many of the factors that contribute to the cost of housing are beyond the control of the City of Cle Elum. Housing costs are influenced by land costs, construction costs, financing costs, regulations, permits and fees. The banking industry's requirement that the land cost shall be only 25 to 30% of the value of the home is dramatically impacting the size of homes, and thus the cost of housing. The dramatic rise in land costs in Upper Kittitas County are driving the market toward large, upper-end housing. In order to survive, developers must pass on the higher costs of these large houses by charging higher prices to buyers. This free market rule applies to all segments of the housing market in all regions of the country.

It stands to reason, then, that the City should take an active, engaged and aggressive position in effecting changes and opportunities that affect the cost of housing where it has the ability to do so. This can be accomplished by several strategies that may include; allowing for smaller lots and higher densities so that an acceptable ratio of land to housing value may be accomplished, streamlining development regulations and permit processes, and [where practicable] provide alternatives or reduction in urban infrastructure requirements (such as reducing street widths, consolidating sidewalks and co-locating storm water facilities).

## **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. In 2007 a comprehensive visual assessment of Cle Elum's housing stock found that many homes show the need for some form of rehabilitation.

One of the most fundamental strategies to provide housing and make it affordable 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<sup>1</sup>. 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.

This market force “recycling” or filtering of previously owned housing relies significantly on private maintenance and investment. If homes are allowed to deteriorate beyond the point of safe habitability, the supply of affordable housing is diminished. Communities whose officials recognize this and take timely actions are most likely to preserve historic housing stock. With public and private resolve to maintain homes and neighborhoods, buildings can last literally hundreds of years<sup>2</sup>.

In addition to trying to adopt our first Local Historic District, Cle Elum has begun to address the maintenance and preservation of our aging housing stock.

### **Encouraging Home Ownership**

There are various ways the City can promote home ownership opportunities. For example, the City can do so by enacting effective land use regulations to allow townhouses, attached single family housing, cottage housing, reducing (where appropriate) lot size requirements, providing for larger accessory dwelling units<sup>3</sup> and re-defining its Multi-Family Zoning Ordinance. Providing a palate of meaningful options to developers, such as density bonuses or the reduction of development standards, may encourage developers to fully utilize these land use regulations to provide lower-cost housing.

### **Rental Opportunities**

A diversity of rental housing is needed to meet the varied needs of Cle Elum’s present and future population. Some examples may include apartments, duplexes for families, accessory dwelling units, single room-occupancy, and commercial mixed-use units.

1. Bear, William C. and Christopher B. Williamson, “The Filtering of Households and Housing Units.” *Journal of Planning Literature* 3:2 (1998), 127-152.
2. *A Guide to Old American Houses, 1700-1900.* Henry Lionel Williams, A. S. Barnes & Co., New York, NY, 1962.
3. *Cle Elum does have in place development regulations for accessory housing units that complies with State Housing Policy Act, SB 5584.*

## **Direction for Housing Policies**

This Housing Element of the Comprehensive Plan outlines the City's direction to three basic 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.

As previously stated the 2025 Population Allocation forecasts Cle Elum's population at 10,034 persons, with a potential need of 3,540 housing units. While much of the demand will be met by new housing construction, rehabilitation of older structures and selective infill development within existing residential areas will also help satisfy this future demand.

Some of the future demand for housing will be for persons with special needs including those seeking group homes, emergency or transitional housing, senior housing, single room occupancy and assisted living. Cle Elum is committed to working with all appropriate agencies and entities (public and private) to ensure our housing supply meets the needs of a diverse population. The City of Cle Elum is committed to meeting the future demand for housing through the following strategies, goals and policies:

### **Strategy I – Expansion of City Limits**

In order to accommodate increased population growth, the City of Cle Elum will need additional land capacity for housing and employment opportunities. This initial land will be provided in its Urban Growth Area (UGA). The Cle Elum UGA is approximately 1,260 acres in size and is depicted on Table 7-A and Table 7-B of the Land Use Element.

This additional land area will ultimately accommodate new housing, employment and service centers. The UGA should be examined [and possibly amended] periodically to ensure its capacity for future development and its linkage to Upper Kittitas County critical transportation infrastructure.

### **Strategy II – Infill Housing Within Residential Areas**

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 III – Mixed Use Development**

Throughout the late 20th century, it began to become apparent to many urban planners and land use professionals that mixed-use development had many benefits and should be promoted. As American cities de-industrialized, the need to separate residences from dangerous factories became less important. Completely separate zoning created isolated "islands" of each type of development. In most cases, the automobile had become a requirement for transportation between vast fields of residentially zoned housing and the separate commercial and office strips, creating issues of automobile dependency. In 1961, Jane Jacobs' influential *The Death and Life of Great American Cities* argued that a mixture of land uses is vital and necessary for a healthy urban landscape.

A mixed use district will most commonly be the "downtown" of a local community, ideally associated with public transit nodes in accordance with principles of Transit-oriented development (TOD)<sup>1</sup> and New Urbanism<sup>2</sup>. Mixed use guidelines often result in residential buildings with street front commercial space. Retailers have the assurance that they will always have customers living right above and around them, while residents have the benefit of being able to walk a short distance to get groceries and household items, or see a movie. Cle Elum can continue to encourage mixed-use development (re-development) through public and private partnerships and providing building code flexibility for the re-use of the upper floors of commercial buildings in the Historic Downtown Core.

1. A mixed-use residential or commercial area designed to maximize access to public transport
2. New Urbanism is an American urban design movement that arose in the early 1980s. Its goal is to reform all aspects of real estate development and urban planning, from urban retrofits to suburban infill. New urbanism neighborhoods are designed to contain a diverse range of housing and jobs, and above all to be walkable.

#### **Strategy IV – Variety of Housing Types**

The City of Cle Elum is presently at a ratio of 49% owner occupied units to 51% renter occupied units and would like to see an increase in home ownership to 70%. To encourage increased home ownership Cle Elum will focus its resources, goals, policies and strategies on the development of fee simple housing solutions. Critical to the success of neighborhoods with mixed housing types is attention to scale, neighborhood character, access to transportation resources and the provision of parks and open space facilities.

As Cle Elum's population continues to change, so will its demographic profile. Recent trends show a continued reduction in the size of households and changes in the preferences of housing types. Diversity in the population should be reflected in the housing choices available to Cle Elum's citizens.

To respond to the continued changes in population, life-styles, and the rising costs of housing, the City should provide [where practicable] opportunities for a mix of housing types [with preference to fee-simple housing] including townhouses, duplexes, small lot single family innovative housing including cottage housing and other alternative housing types that would blend with surrounding homes and be more affordable. All new housing must meet the market demand as well as the City's goals, policies and objectives in retaining its small town character, charm and appeal. [Accomplishing this shared objective is more widely discussed in the Parks, Recreation and Open Space Element].

#### **Strategy V – 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 VI – 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.

#### **Strategy VII– Housing for Assisted Living**

Federal and State law mandate 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 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 (Chapter 151B) 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 (RCW 43.185B.009).

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.

## **Housing Element Goals and Policies**

**Goal H-1: Provide a diversity of housing types to meet the needs of all economic segments of the Cle Elum population with special attention to affordability for low and moderate income households that is mindful of the free market system, the City’s rural setting and our small town character.**

### **Policies:**

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

**H – 1.2** To promote more affordable housing choices, encourage 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, that are compatible with the neighborhoods in which they are located.

**H – 1.3** Create attractive incentives for developers to encourage the provision of various types of sustainable and affordable housing.

**H – 1.4** 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.

**H - 1.5** Work with Kittitas County to develop more affordable housing opportunities throughout the Upper Kittitas County Region.

**H – 1.6** Develop a continuum of strategies to reduce fees and/or development standards [where practicable] to increase affordable housing opportunities.

**H - 1.7** Encourage all new housing types to be developed for fee-simple ownership.

**H – 1.8** Provide a sufficient amount of land zoned for current and projected residential needs.

**H – 1.9** Encourage a mix of housing types [including affordable housing types] to be dispersed throughout the City, rather than concentrated in a specific area(s).

**Goal H-2: Create a practical palate of options and incentives that encourage sustainable and attractive fee simple affordable housing in new developments.**

**Policies:**

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

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

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

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

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

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

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

**H – 2.8** Private developers and builders are the preferred supplier of new housing stock [affordable included] for all residential markets in which they operate.

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

**Policies:**

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

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

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

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

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

**H – 3.6** Cle Elum should actively engage in the formation and planning of residential “neighborhoods” or “neighborhood sub-areas”.

**Goal H-4: The City of Cle Elum should provide 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** Cle Elum and Kittitas County should periodically review population and residential growth targets to ensure that Cle Elum’s incorporated limits and UGA provide adequate developable land to accommodate those targets.

**H- 4.2** Provide for flexibility in density in order to meet population forecasts.

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

**H – 4.4** Promote infill development at a scale and intensity that enhances/preserves existing neighborhoods while creating new housing choices.

**H – 4.5** Encourage mixed use development and the development of housing in the City’s Downtown Core.

**Goal H-5: Encourage the preservation and rehabilitation of the City’s existing housing stock as a means of providing affordable housing.**

**Policies:**

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

**H – 5.2** Encourage the preservation and enhancement of older housing stock through education and Community Development Block Grant funding opportunities.

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

**Goal H-6: Support and provide for the availability of housing for residents of Cle Elum with special housing needs, excluding Secure Community Transition Facilities as defined in Washington State Law.**

**Policies:**

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

**H – 6.2** Evaluate and remove regulatory barriers, redundancies and inconsistencies to ensure that codes and ordinances are compliant with The Federal Fair Housing Act (Chapter 151B) which includes protections for all individuals with special needs and states that “no individual shall be denied the opportunity for safe and independent living”, and the Washington Housing Policy Act which states that “a decent home in a healthy, safe environment for every resident of the State shall be provided” (RCW 43.185B.009).

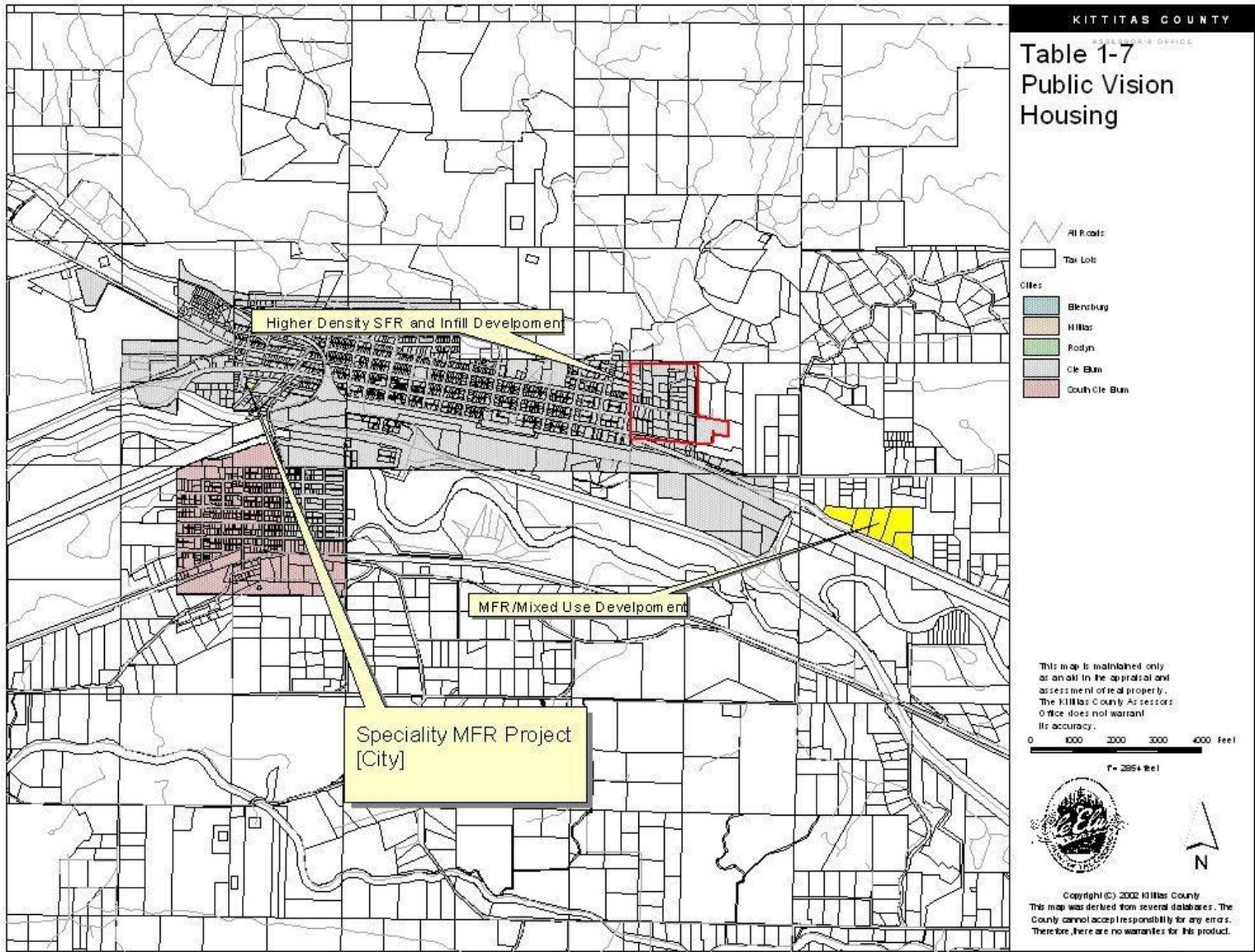
**H – 6.3** Ensure fair and equal access to housing in Cle Elum for all persons.

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

**Policies:**

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

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



Revised: Aug 21, 2007; 99