

# City of Cle Elum

## Housing Element Policy Framework

**Open House Presentation**

**April 16, 2018**



# Presentation Outline

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- Key Housing Needs Assessments Findings
- Policy Framework to Serve Needs

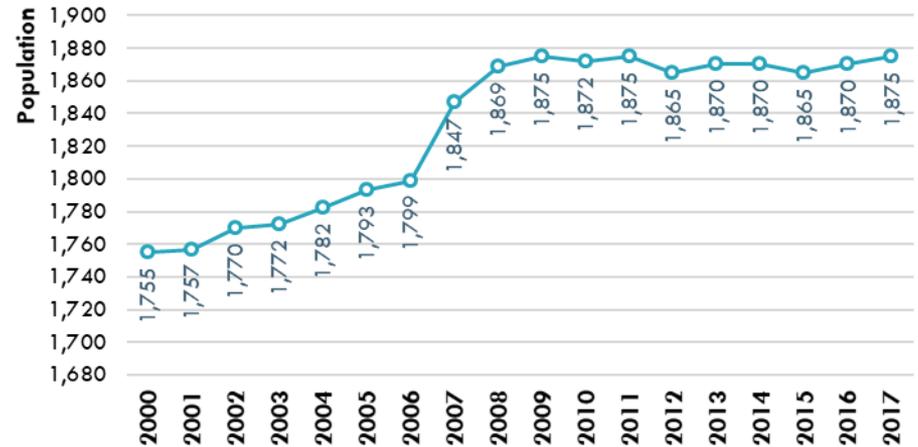
# Key Housing Needs Assessment Findings

# Population and Housing Trends

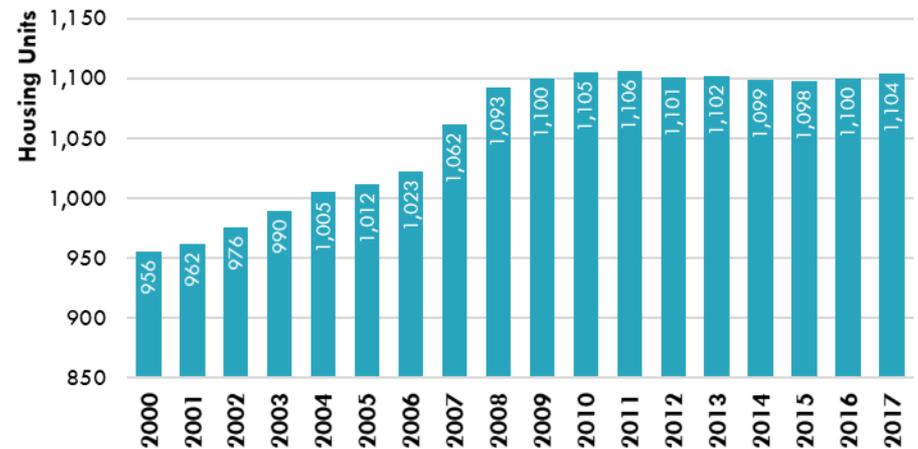
**Population: 1,875**

**Housing units: 1,104**

- Very little population growth or housing production since 2000.
- Comprehensive plan assumes that population will *nearly double* in the next 20 years, to 3,683,

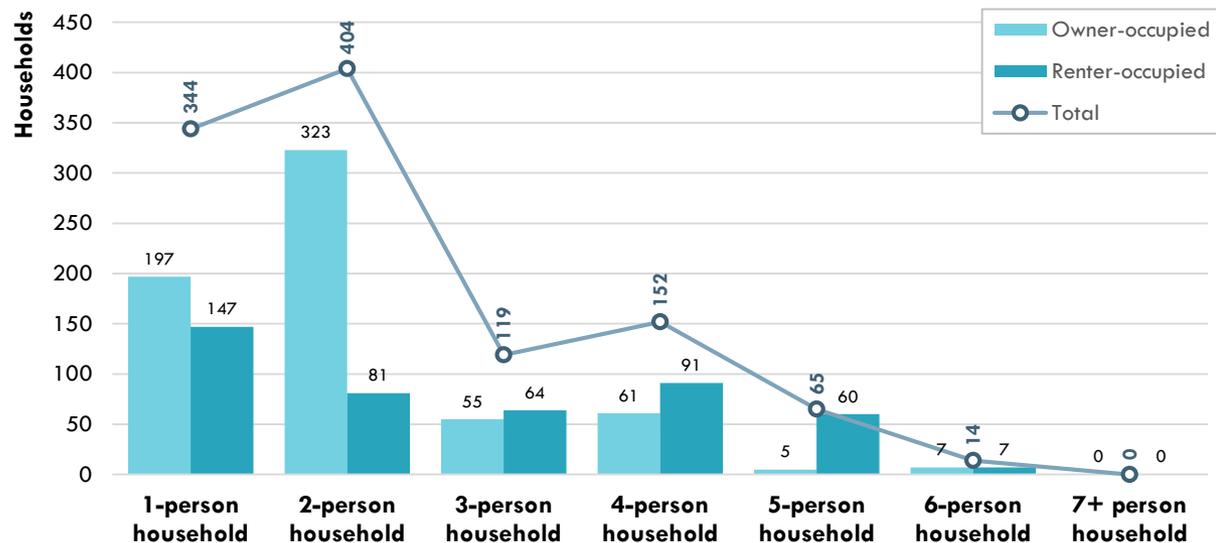


Source: OFM, 2017

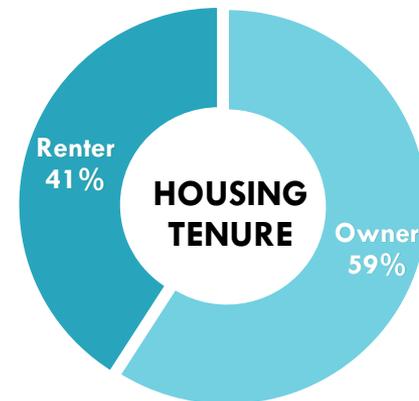


Source: OFM, 2017

# Household Characteristics



Source: 2012-2016 ACS 5-Year Estimates



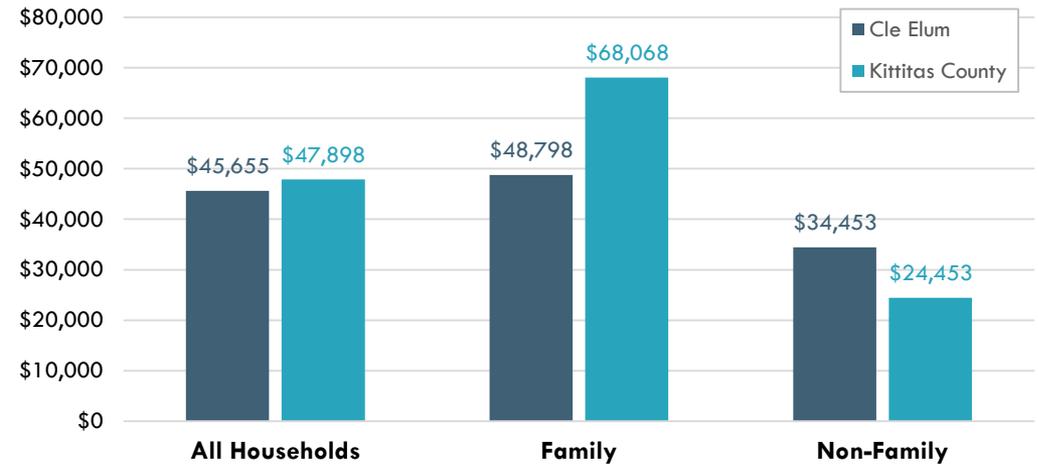
Source: American Community Survey  
5-Year estimates, 2011-2015

- Most households have only 1 or 2 members
- 41% of households are renters
- Average household size is 2.2

# Household Income

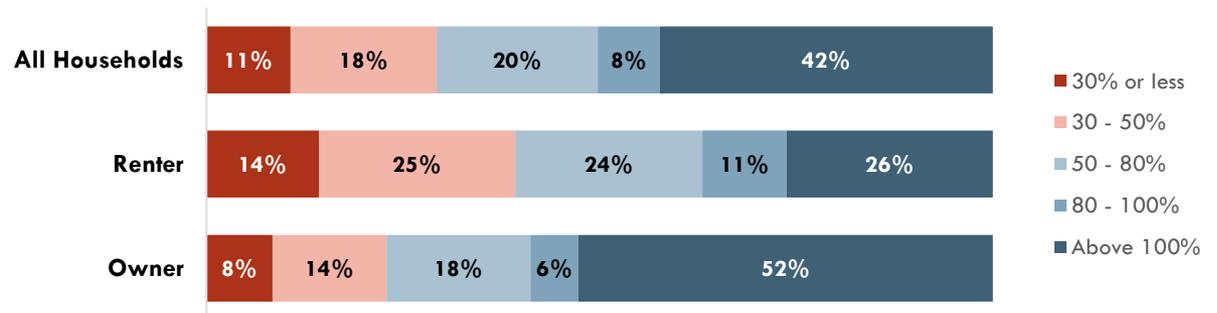
- Kittitas County HUD Area Median Family Income (AMI), 2017: **\$65,600**
- Median family income in Cle Elum is **\$48,798**
- Renter and family households are much more likely to have lower income.

## Median Household Income, 2015



Source: ACS 2011-2015 5-year estimates (Table S1901)

## Cle Elum Household Income as Percent of AMI, by Housing Tenure

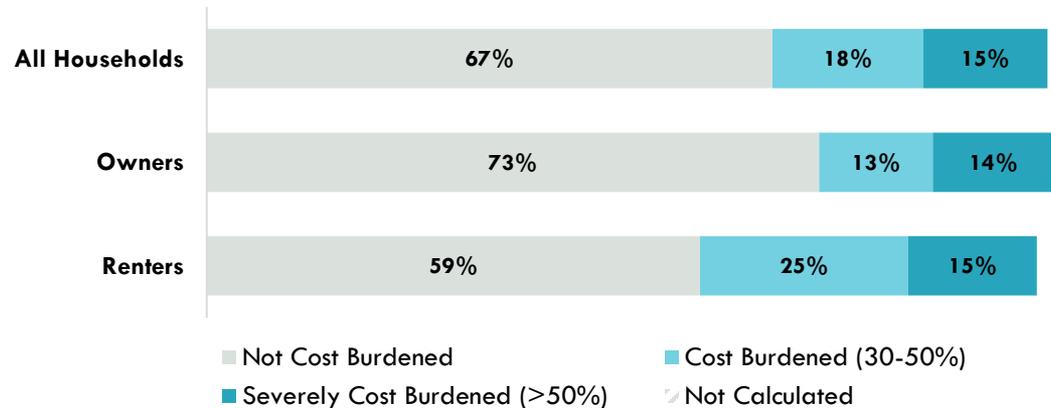


Source: HUD CHAS (based on ACS 2010-2014 5-year estimates)

# Cost Burdened Households

Cost burdened households spend more than 30% of their income on housing

- 23% of all households are cost burdened
- Majority burdened households have incomes 50% of AMI or less



Source: HUD CHAS (based on ACS 2010-2014 5-year estimates)

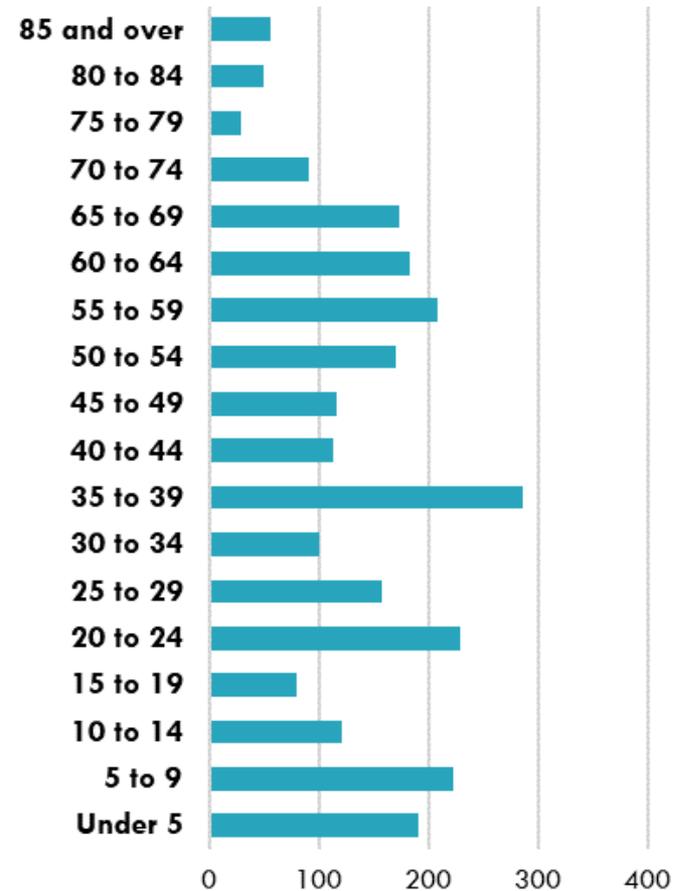
Household Type	Below 30% HAMFI					All Cost Burdened Households
	Below 30% HAMFI	30-50%	50-80%	80-100%	Over 100%	
Elderly Family	0	14	4	0	4	<b>22</b>
Elderly Living Alone	20	38	18	0	0	<b>76</b>
Large Family	20	40	4	0	0	<b>64</b>
Small Family	35	40	39	4	0	<b>118</b>
Other	30	18	0	14	0	<b>62</b>
<b>Total</b>	<b>105</b>	<b>150</b>	<b>65</b>	<b>18</b>	<b>4</b>	<b>342</b>

Source: HUD CHAS (based on ACS 2010-2014 5-year estimates)

# Aging Population

- Nearly 30% of population is between 50 and 69.
- **392** residents age 55-65 who will be reaching senior-status in the next 10 years
- These people may have special housing needs as they age.
- **94** cost burdened elderly households

Population by Age Range, 2016



Source: 2012-2016 ACS 5-Year Estimates

# Homeless Students

*Large increase in homeless student population between last two school years.*

*Doubled-up refers to living in another household temporarily due to housing insecurity.*

### Homeless Students in the Cle Elum-Roslyn School District



*Note: Homeless students include Pre-K to Grade 12 students living in shelters, doubled-up, un-sheltered, or in hotels/motels.*

*Source: Office of the Superintendent of Public Education, 2018*

# Housing Needs of Local Workforce

- Nearly **850** people work in Cle Elum
- **90%** of workers live outside of Cle Elum
- **63%** live more than 10 miles from their workplace
- **245** low wage workers commute more than 25 miles to a job in Cle Elum

## Very Low Wage Workers

Monthly Wage<sup>1</sup>: up to \$1,250  
Max Affordable Monthly Rent<sup>2</sup>: up to \$375



## Low Wage Workers

Monthly Wage<sup>1</sup>: up to \$3,333  
Max Affordable Monthly Rent<sup>2</sup>: up to \$1,000



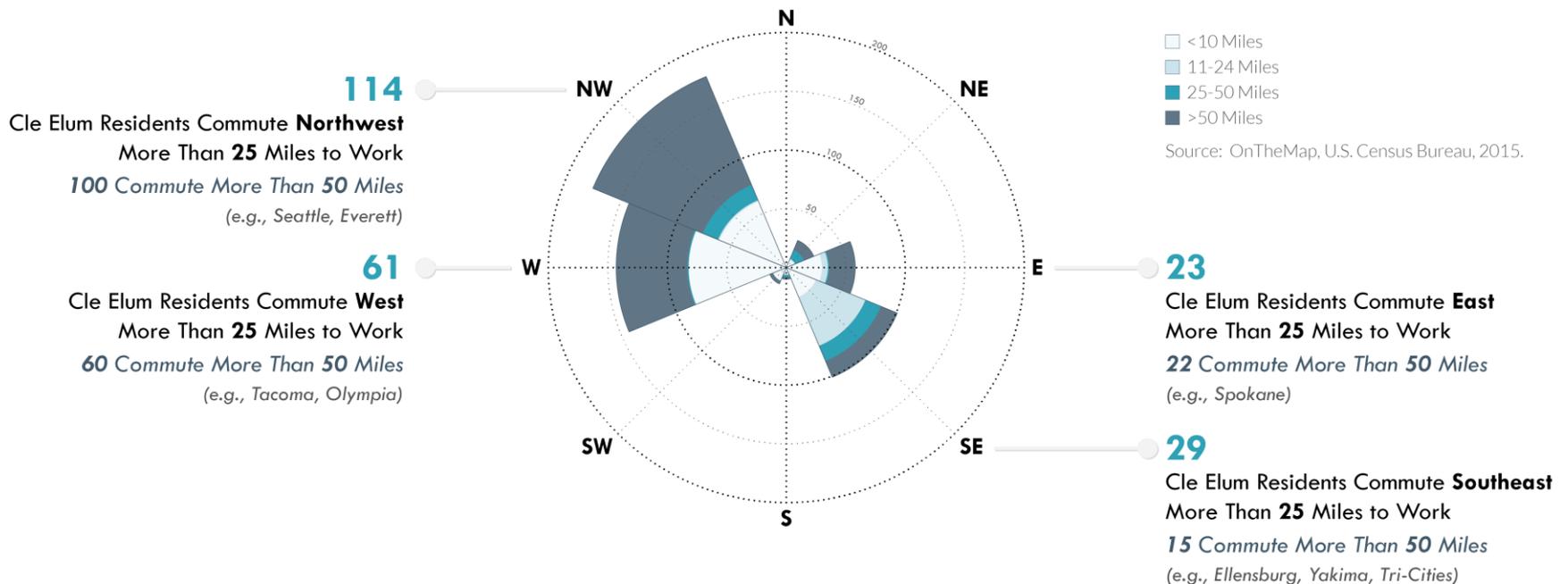
Source: OnTheMap, U.S. Census Bureau, 2015.

1 Earning up to this wage for their primary job.

2 Assuming they earn the top of the bracket.

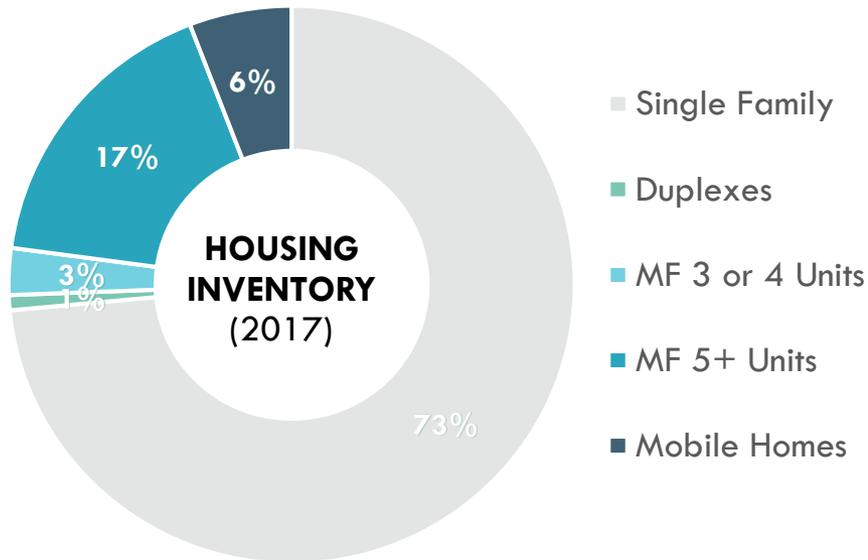
# Long Distance Commuters Living in Cle Elum

- Nearly **530** Cle Elum residents are employed
- **8%** work 25-50 miles from home
- **40%** work more than 50 miles from home
- These number have remained fairly steady in recent years.

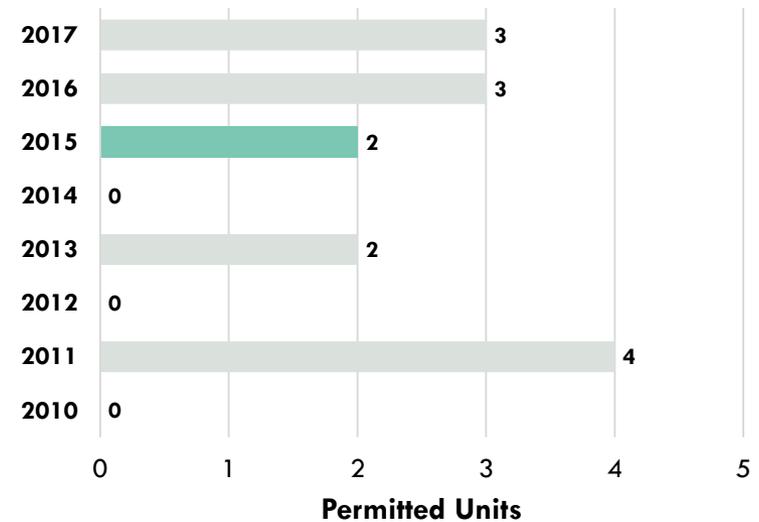


# Housing Supply and Production

- **1,104** total housing units in 2017
- **73%** of existing housing units are single family
- Only **14** units permitted since 2010
- **12** of 14 permitted units were single family units



Source: OFM, 2017

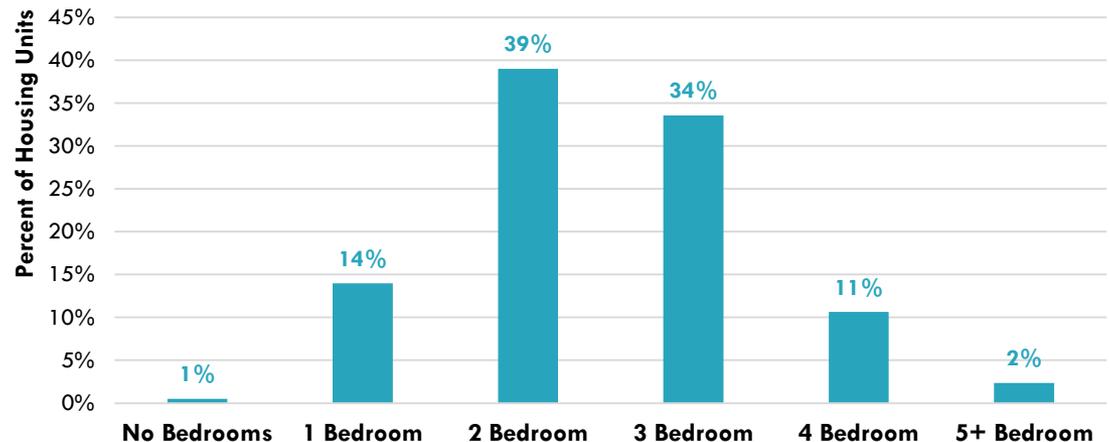
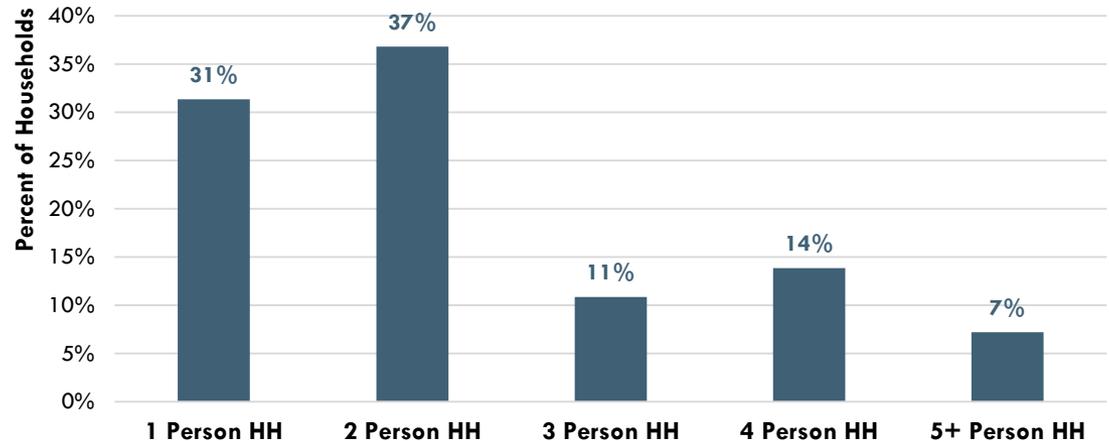


Source: OFM, 2017

# Household and Unit Size Misalignment

There is a misalignment between the size of housing units in Cle Elum and the size of households.

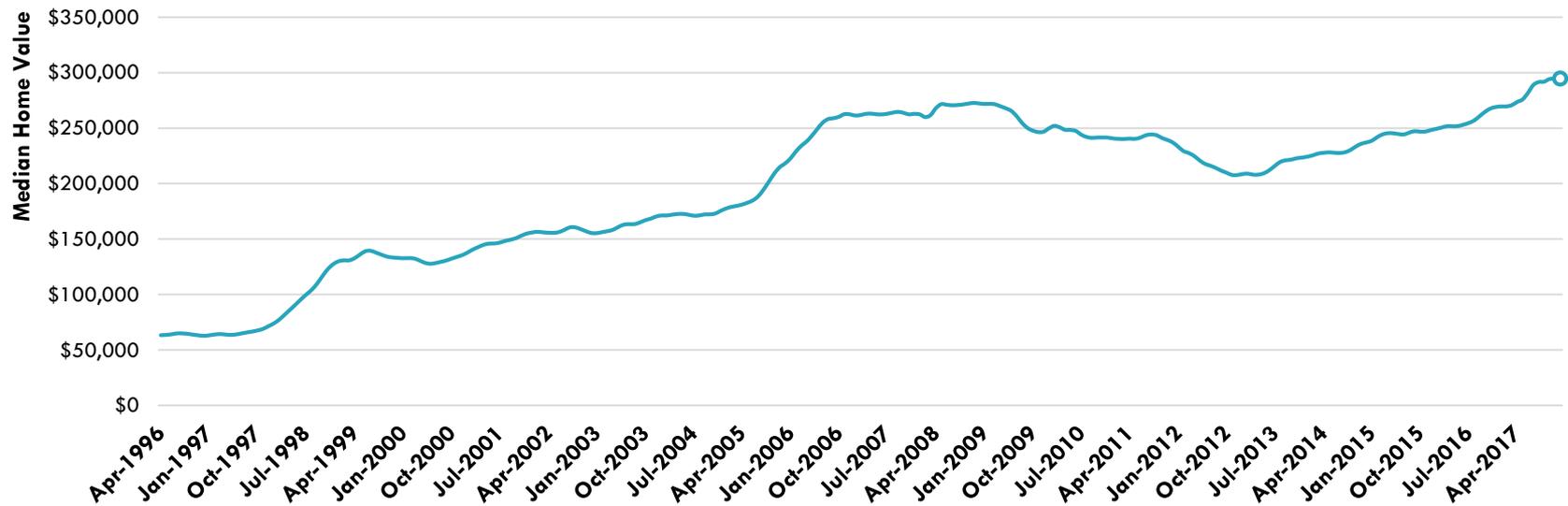
- **68%** of households have only one or two members.
- **15%** of units have one or less bedrooms.
- **54%** of units have two or less bedrooms
- **32%** of households have 3 or more members, but **47%** of units have 3 or more bedrooms



# Homes for Sale

Few homes available for sale. Those that are tend to be higher end.

- Median Home Value: **\$306,600**
- Median list price: **\$379,950**



Source: Zillow Home Value Index for All Homes (accessed February 2018)

# Rental Housing Supply

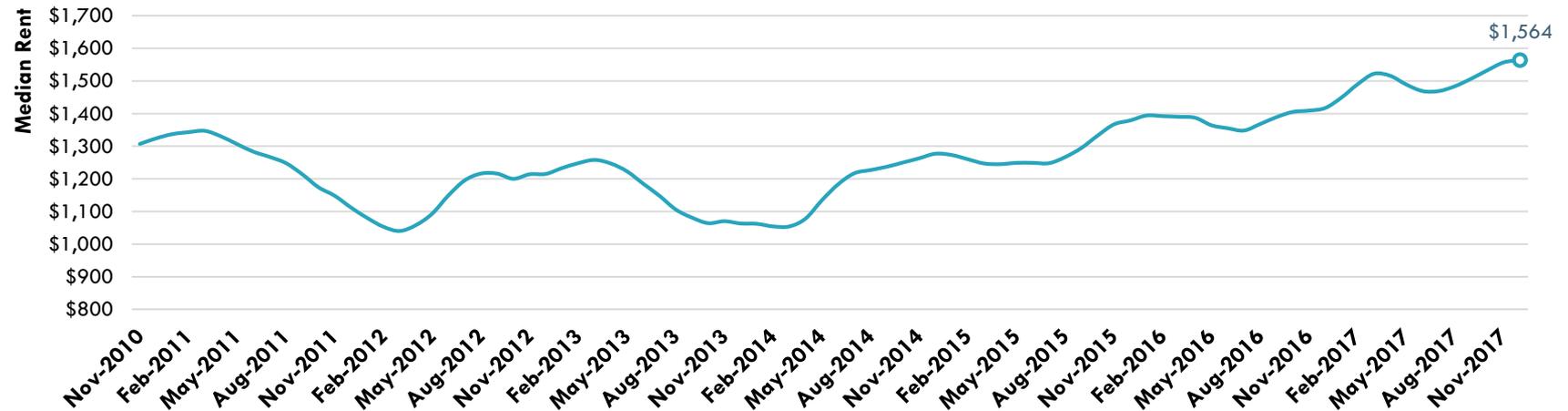
Zillow Median Rent: \$1,564

## Very low vacancy for long-term rentals

- Only 4 long-term rentals found in online search
- This is a less than 1% vacancy rate

## Few short-term rentals outside of Suncadia

- At least 12 short-term rentals in or very near Cle Elum



Source: Zillow Rent Index (ZRI), 2018

# Policy Framework to Serve Needs

# Policy Areas to Serve Needs: Summary

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- Housing Diversity and Affordability
- Greater Variety in Density
- Neighborhood Character
- Housing Maintenance
- Special Housing Needs
- Aging in Place

# Housing Diversity & Affordability

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Cle Elum residents live in a wide variety of different household types and sizes. By allowing and encouraging a greater diversity of housing in our community, we can ensure more people can find affordable housing options that meet their unique needs.

# Housing Diversity & Affordability

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## Policies

- Encourage **smaller units**, one bedroom and studio units.
- Encourage mix of housing types, models and densities – small lot single-family detached, attached housing, accessory units, cluster housing, cottages etc.,
- Support **consideration of financial tools** such as levies, sales tax, or MFPTC as implementing steps toward achieving more affordable housing.
- Encourage **requirements** for new multi-family or mixed-use projects involving 20 dwelling units or more to **provide affordable dwelling units** as part of the project.
- Broaden goal to address **more than fee-simple housing development**.
- Encourage **manufactured housing**.
- Encourage public-private partnerships.
- Coordinate with Kittitas County to develop affordable housing.
- Provide incentives for the development of affordable housing.

# Greater Variety in Density

A range of multi-unit or clustered housing types compatible in scale with single-family homes can provide diverse, affordable housing options for Cle Elum residents.



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Illustration © 2015 Opticos Design, Inc.



# Greater Variety in Density



Duplex (Stacked)



Duplex (side by side)



Carriage House



Backyard Cottage



Backyard Cottage

# Greater Variety in Density



## Policies

- Allow density bonuses when affordable housing is provided.
- Encourage **moderate density development** such as townhomes, duplexes, multi-family complexes and mixed-use residential buildings.

# Neighborhood Character

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- Preserve and enhance the integrity and quality of existing residential neighborhoods.
- Promote transportation to serve neighborhoods.
- Develop neighborhood amenities such as parks, trail connections and open space.
- Require development to contribute their fair share of improvements needed as a result of development.
- Support for infill development at appropriate scale and intensity.
- Support for **longer-term rentals**.
- **Limit short-term rentals to primary residence + one additional unit.**
- Require a short-term rental operator license or **similar regulatory license to operate short-term rentals**.
- Require short-term rental operators in residential zones to **establish quiet hours, notify neighbors, limit signage, and meet parking requirements**.
- Restrict duration of stay at RV parks.

# Housing Maintenance

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- Support for assistance with renovations, home improvements, etc. to help people stay in their homes.
- Encourage partnership with HopeSource, community civic organizations, churches, and others to provide rehabilitation or other assistance for existing housing.

# Special Needs Housing

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- Support preservation and development of special needs housing in Cle Elum.
- Work with local organizations and County to facilitate the provision of **housing for homeless residents and residents with special needs.**
- Encourage **seasonal housing.**

# Aging in Place

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- Promote the creation of housing options that are **safe, affordable and accessible for older residents.**
- Encourage housing strategies that allow older residents to remain in the community as their housing needs evolve.