

RESOLUTION NO. 2021 – 30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG adopting the 2021 Ellensburg Housing Action Plan.

WHEREAS, there is a housing affordability crisis impacting the State of Washington as housing production between 2000-2015 was underproduced by approximately 225,000 units; and

WHEREAS, the City of Ellensburg is experiencing a housing affordability crisis with approximately 45% of all household between 2013 to 2017 either cost-burdened (paying more than 30% of their gross household income toward housing) or severely cost-burdened (paying more than 50% of their gross household income toward housing); and

WHEREAS, approximately 59% of renter households in Ellensburg were cost-burdened or severely cost-burdened as of 2017 and there are only 853 low-income rent-restricted units in Ellensburg, while there were 4,425 renter households at qualifying income levels; and

WHEREAS, the City of Ellensburg has seen an increase in home values where between 2000 and 2019 median sales prices increased 47%, and average rent increased by 24%, while the median family income increased by only 15% during the same period; and

WHEREAS, the City of Ellensburg housing stock has limited diversity with 78% of the housing stock consisting of either single family homes or units in multifamily buildings of five or more units, with limited housing units in the missing middle category; and

WHEREAS, in order to address the existing undersupply of units and the growth targets the City of Ellensburg needs to produce 281 housing units annually from 2020-2037 to address both the growth target and the undersupply of housing units, representing a 162% production increase over current annual net product of 107 units per year; and

WHEREAS, the Washington State Legislature passed HB 1923 during the 2019 legislative session to provide grant funds to cities for development of a Housing Action Plan (HAP); and

WHEREAS, the City of Ellensburg received a \$50,000 grant from the Department of Commerce for developing a Housing Action Plan which included completing an updated Housing Needs Assessment (HNA); and

WHEREAS, the Housing Action Plan, in accordance with HB 1923, accomplishes the following: 1) quantifies existing and projected housing needs for all income levels, including extremely low-income households; 2) develops strategies to increase the supply of housing, and variety of housing types; 3) analyzes population and employment trends, with documentation of projections; 4) considers strategies to minimize displacement of low-income residents resulting

from redevelopment; 5) reviews and evaluates the current housing policies; 6) provides for participation and input from community members, community groups, local builders, local realtors, and nonprofits housing advocates; and 7) includes a schedule of programs and actions to implement the recommendations of the housing action plan; and

WHEREAS, the development of the HAP involved public outreach that included stakeholder advisory group meetings, planning commission meetings, affordable housing commission meetings, city council meetings, an online survey, social media postings, and press releases on the City website and in the Daily Record, which allowed for continuous public participation and comment; and

WHEREAS, the Housing Action Plan contains strategies and recommended action steps that can be taken to increase the diversity, availability, and production of affordable housing units; and

WHEREAS, the HAP will provide guidance to the City when planning for the present and future housing needs of the City, and will be instrumental when drafting future Comprehensive Plan updates (annual and periodic); and

WHEREAS, on October 4, 2021 the City's SEPA Responsible Official issued a Determination of Non-Significance (DNS) for the Housing Action Plan; and

WHEREAS, the Planning Commission held a duly advertised public hearing on September 23, 2021 on the Housing Action Plan and voted unanimously to recommended that the City Council adopt the HAP; and

WHEREAS, City Council held a study session on July 19, 2021 for a briefing on the findings of the Housing Needs Assessment and the development of the Housing Action Plan, followed by an August 16, 2021 study session to review recommended implementation strategies; and

WHEREAS, following a duly advertised public hearing held during a regularly scheduled Ellensburg City Council Meeting on October 4, 2021, the City Council approved the Housing Action Plan;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ellensburg, Washington, as follows:

Section 1. The City Council hereby adopts the City of Ellensburg Housing Action Plan, 2021, attached hereto in Exhibit A.

Section 2. The Community Development Department is hereby directed to submit the adopted Housing Action Plan and all supporting documentation to the Washington State Department of Commerce.

ADOPTED by the City Council of the City of Ellensburg this 4th day of October, 2021.

Attest:

Mayor

Beth Leadler
City Clerk