Central Washington Home Builders Association

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OFFICE OF CITY MANAGER
ELLENSBURG, WA

August 19, 2013

Mayor Tabb and City Council
City of Ellensburg
501 North Anderson Street
Ellensburg, WA 98926

RE: Land Use Code Update

Dear Mayor Tabb and City Council:

Thank you for your attention to this written testimony as part of public participation on the review of the City of Ellensburg Land Use Code Update. We look forward to your consideration and response to this testimony on the record. We are offering testimony on behalf of the members and affiliates of Central Washington Home Builders Association.

Many specific requests for edits, deletions, and revisions have been put into the public record by our members for your consideration. It is our belief, without the inclusion of these recommendations, the Land Use Code Update will: **1) be inconsistent with and fail to implement the City of Ellensburg Comprehensive Plan; 2) add substantial costs to both developed lots and units of residential construction; 3) adversely affect the Growth Management Act mandatory goal to provide affordable housing; and 4) be noncompliant with your legal obligation as a City planning under the Growth Management Act.**

By way of review for your reconsideration prior to adopting the Land Use Code Update, the Growth Management Act of the State of Washington states in pertinent parts as follows:

RCW 36.70A.020 Planning Goals
(4) Housing. Encourage the availability of affordable housing to all economic segments of the population, ...

RCW 36.70A.070 Comprehensive Plans - Mandatory Elements
Each Comprehensive Plan shall include a plan, scheme, or design for each of the following:

2) A housing element ensuring the vitality and character of established residential neighborhoods that: (a) includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the presentation, improvement, and development of housing, including single-family residences; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community.

RCW 36.70A.040 Development Regulations Must Implement Comprehensive Plans
(3) (d)
(5) (d) Each City located within the County shall adopt a Comprehensive Land Use Plan and development regulations that are consistent with and implement the Comprehensive Plan. . . .

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The City of Ellensburg updated its Comprehensive Plan in 2006. **Section 7, Housing** is attached as **EXHIBIT #1**. The City of Ellensburg 2006 Comprehensive Plan Update states the following excerpts in pertinent part:

Section 7, Page 152, Paragraph 3 . . . Housing is scarcer and more expensive than in 2000, with the median home price exceeding $150,000.

Section 7, Page 153, Paragraph 1 . . . Things have changed in five years, making the housing supply tighter and less affordable.

Section 7, Page 153, Paragraph 4 . . . Over the past 15 years, however, housing has been in short supply.

Section 7, Page 154, Paragraph 2 . . . Over the past five years housing starts appear to be lagging behind growth.

Section 7, Page 156, Table 7.3 . . . Housing Characteristics
City of Ellensburg, Year 2000, 41% of all Housing in Ellensburg is 1 Unit Detached.

Section 7, Page 157, Paragraph 3 . . . From 1990 to 2000, the median value of a single family home in Ellensburg nearly doubled from $86,100 to $160,000. Sixty percent of owner-occupied units were valued at $150,000 or more.

Section 7, Page 157, Paragraph 4 . . . With home prices outstripping increases in local incomes since 2000, the affordability gap has widened.

Section 7, Page 158, Table 7.6 . . . Household Income 1999
City of Ellensburg, all income Categories, less than $10,000 to $44,999, comprise 69.8% of all households in Ellensburg.

Section 7, Page 157, Paragraph 4. . . In 2000, a homebuyer would need to have had a household income of at least $48,000 to afford the median price home. That buyer would also have to have made a 10% down payment and covered associated purchase expenses, spending at least $20,000 out-of-pocket to initiate the purchase.

Section 7, Page 159, Paragraph 3 . . . More than 20% of Ellensburg's ownership households were paying more than what the federal affordability threshold would dictate for housing. Of all ownership households, almost 380 of them were paying more than 30% of their household income toward home ownership costs. The percentages for Kittitas County were similar. **Conversely, almost 40% of all ownership households in Ellensburg and Kittitas County were paying less than 15% of their household income toward housing in 2000.**

CWHBA Note: **City of Ellensburg policy makers must be among the group of people who acquired housing when it was less expensive and perhaps are unaware of the impact on housing cost/price judging from their past and present Land Use Policy decisions.**

Section 7, Page 159, Page 4. . . The picture for renters is extreme. More than 60% of Ellensburg's rental households are paying more than 30% of their incomes for housing.

Section 7, Page 161, Housing Need, Paragraph 1 . . . In addition, the community needs affordable single family homes. Potential homebuyers are getting priced out of the market due to insufficient income and escalating real estate prices.

Section 7, Page 161, Paragraph 2 . . . Median income households cannot afford the median priced home in Ellensburg. The median income household in the year 2000 could afford a home worth $75,000, presuming that household could come up with the required down payment. There is a significant "housing gap" where median income households are priced well out of the home ownership market.

Section 7, Page 162, Issues, Paragraph 5. . . Housing is becoming less affordable, especially for traditional single family homes. Cheaper land is located further away from the community center, causing residents of newer, less expensive housing to have to travel long distances for shopping, work, school or other daily activities.

In summary, the City of Ellensburg 2006 Comprehensive Plan Update points to a concerning apparent failure of policy makers to understand the economic dynamic that generates an environment for the private sector to produce affordable housing. None of the goals of the 2006 Comprehensive Plan Update focus on the issues of costs of the City of Ellensburg development standards or the regulatory process involved in permitting land development or building permits. As of 2006, the City of Ellensburg by its own Comprehensive Plan Update, was out of GMA compliance for affordable housing.

So where are we now in 2013 at the time of consideration of the City of Ellensburg Land Use Code Update? Enclosed as attachments, are the following:

1) Washington locations, by per capita income, 2010 U.S. Census:
   Kittitas County ranked 20th of 39 counties in per capita income
      Per Capita Income $23,467
      Median Household Income $41,232
      Median Family income $61,276
   City of Ellensburg ranked 439th of 522 Washington cities (84 percent of cities in Washington have higher per capita income)

EXHIBIT #2

2) Kittitas County Labor Area Summary June 2013
   Unemployment 2012 8.275% (Seattle 4.6% - same period)
   Kittitas County Civilian Labor Force (CLF) contracted in 2011, 2012, and 2013 year-to-date

EXHIBIT #3

3) Northwest Multiple Listing Service 8/6/2013
   Home sales, prices still rising in western Washington, despite lean inventory and increasing mortgage rates.
   Kittitas County average price $224,272; median price $198,500

EXHIBIT #4

4) Wall Street Journal 8/6/2013 Obama to Seek Limited U.S. Mortgage Role

CWHBA Note: Increased lending standards for down payment and credit score limit access to buyers. Federal government may limit support for mortgage loans further limiting access for prospective homebuyers, especially lower incomes.

EXHIBIT #5

5) ENR 2/13/2012 Engineering News Record, Inflation Report

For component costs of public utility infrastructure items, ductile iron pipe/concrete pipe/PVC water pipe/steel pipe.

EXHIBIT #6

6) ENR 11/30/2012 Engineering News Record

Construction Cost Index History

200 hours labor plus 25 CWT standard structural

steel shares, plus cement, plus lumber

EXHIBIT #7

CWHBA Note: Post-crash inflation in commodity components exceeds 15.7%

The post 2007 crash brought the housing industry, mortgage finance industry, and banking industry to collapse. From 2008 to 2013 there has been unabated inflation in housing construction components. Labor temporarily suffered. Trades moved to other markets or went out of business. With stabilization, there is inadequate local labor capacity. Currently, local labor components are inflating exponentially. The mortgage market and home finance markets are still largely frozen except special niches, and rates are rising.

Appraisals of market value for new construction are still below the cost to produce housing which reduces the ability of builders to resume production contributing to low inventories of new construction. Markets like Ellensburg have high unemployment, shrinking labor force, and no job growth. Household incomes have not increased. The cost of land development and building construction have increased at a time when incomes of Ellensburg buyers have not increased. All the ingredients for a perfect storm for inadequate stimulus to create housing stock exist in Ellensburg in 2013.

What has the City of Ellensburg done as a policy matter to attend to the affordable housing crisis since its 2006 Comprehensive Plan Update? With very poor timing and counter to the urgency for remedying the crisis of affordable housing that existed in 2006, the City in 2008, revised its Municipal Code, raising impact fees, Chapter 14.02, Impact Fees (attached as **EXHIBIT #8**), **see 14.02.120, Impact Fees, Parks and Recreation, Open Space, and Recreation,**

1. Residential
   - A. Each single family residential lot or structure:
     - 2009 - $1,050.00 2010 - $1,487.50 2011 - $1,925.00
   - B. Each multifamily residential unit:
     - 2009 - $900.00 2010 - $1,275.00 2011 - $1,650.00
   - C. Each manufactured home space or lot:
     - 2009 - $900.00 2010 - $1,275.00 2011 - $1,650.00

In a three-year period, 2009 - 2011, and in one of the greatest housing crashes since the Great Depression, the City of Ellensburg nearly doubled Park Impact Fees, an increase of eighty-three percent, at a time when home prices had fallen by thirty percent or more. The lack of understanding of

the negative effect of this legislative action on housing starts in the City of Ellensburg is of great concern. In 2009, the Ellensburg City Council adopted **Chapter 14.04, Traffic Impact Fees, as a part of the Municipal Code (attached as EXHIBIT #9). The Fee Schedule is also attached as EXHIBIT #10, City of Ellensburg, Traffic Impact Fees, Development Land Use Table, June 13, Appendix E.**

Single family detached - $1,846.00; apartment - $1,144.00; condo/townhouse - $960.00

Increasing impact fees does not equate to increased City revenue.

City of Ellensburg, 2010 Annual Budget, transmittal letter to Mayor Bruce Tabb and City Council, January 4, 2010, Page 2, Paragraph 4:

> "Significant decrease in permit fees and construction. As a result of little or no new construction, we are expecting a major decrease in revenue compared to the prior year."

Whereas, CWHBA supports impact fees for parks and traffic in very nominal amounts, the magnitude of these fees and the timing of their adoption has made housing less affordable and has reduced housing starts. Whereas, City of Ellensburg has no control over labor and material costs, it does have control over impact fees, development standards, and the regulatory process. **(EXHIBIT #11), "Real Review Data Report 6/2013"** - shows only 38 of 192 homes sold, or twenty percent, were new construction at an average price of $215,694.

In addition to the City of Ellensburg imposing additional cost to housing from impact fees, the 2013 Land Use Code Update adds many layers of increased costs, as specific testimony of our members have offered into the record in almost every section of the Code Update. Testimony has shown that certain code provisions are internally conflicting, rendering sections of the code unworkable. This will lead to decreased builder production and participation, therefore less supply, therefore increased pricing as buyers bid up the price of short inventory supply. The City of Ellensburg 2006 Comprehensive Plan Update states clearly that the price of a median priced home in Ellensburg exceeds the income categories of 70% of Ellensburg residents, or those that hope to move to Ellensburg in 2006. **As recited in EXHIBIT #11 above, the unaffordable median price in 2006 was $160,000, and in 2013 is $215,694, further out of reach of a majority of Ellensburg residents.** Ellensburg is in the bottom 20% of per capita income for cities of Washington State. The Land Use Code Update creates standards and strategies that are decidedly urban and inconsistent with the aspirations of Ellensburg homeowners. People leave urban environments and come to Ellensburg for relaxed, small-town feel or rural. The urban strategies and prescriptive design criterion would be hard to implement in cities in western Washington that are in the top 20% of city per capita income, like Bellevue. Growth Management gives great flexibility to plan, given the disparity of differences in cities and counties of eastern and western Washington, especially in regard to income and employment. This Land Use Code Update ignores these differences in cities.

Growth Management is intended to be a bottom up process. Whereas, the City conducted some public workshops, testimony reflects that residents were asked to respond to elements without regard to a consideration of the cost. The City Council and staff did not require the consultant's Land Use Code Update work product to be cost neutral or to add emphasis to reducing cost. This is also part of the public record. The input from the building community on cost has not been given substantial weight. Cost has been ignored.

The Land Use Code Update is so prescriptive, complex, internally conflicting, it will result in applications for residential and commercial projects to be denied and/or appealed to City Council. If

appeals are made, the Code is so specific, that there is no pathway for appeal through the council or administrative opportunity for variance. Applicants for almost all projects will have to apply for pre-application meetings, which are costly and time-consuming for the applicant and City. All City departments participate in such reviews and meetings. **Many projects will not survive a pre-application meeting, never get to hearing examiner or council appeal.**

The City of Ellensburg 2006 Comprehensive Plan Update, Chapter 1, Page 9, Table 1.1, Planning Goals of the Washington State Growth Management Act, RCW 36.70A.020, Planning Goal, Permits, "Applicants for both State and Local government permits should be processed in a timely and fair manner to ensure predictability."

The Directors of both the City of Ellensburg Community Development and Public Works Department have commented repeatedly outside of public meetings that this Land Use Code Update makes their jobs infinitely more difficult. Testimony from the home builder community suggests that this regulatory scheme is less flexible, more complicated, not subject to administrative variance, more time consuming, more expensive, and less certain. **As a development regulation, the Land Use Code Update, therefore, is inconsistent with your Comprehensive Plan and the mandatory planning goal of the Washington State Growth Management Act (Planning Goals, Permits - previous paragraph).**

In summary, the schedule the City Council has set for adoption of this Land Use Code Update to be added to the City's Municipal Code does not permit the consultant or City staff time for correction of these deficiencies. **Consequently, your review, consideration, and response required for public participation in Growth Management fails the test of public participation.** Central Washington Home Builders Association stands ready to work with your staff and consultant to remedy these defects. Thank you for your consideration.

Respectfully,

Dave Whitwill
Central Washington Home Builders Association
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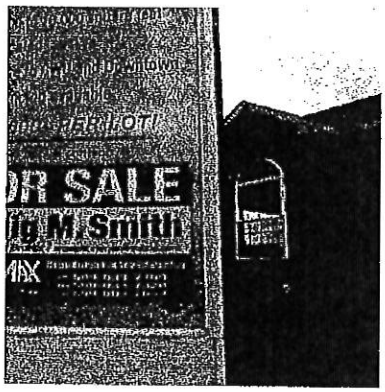
Ellensburg, WA 98926

CWHBA EX 1

7 Housing



7 Housing

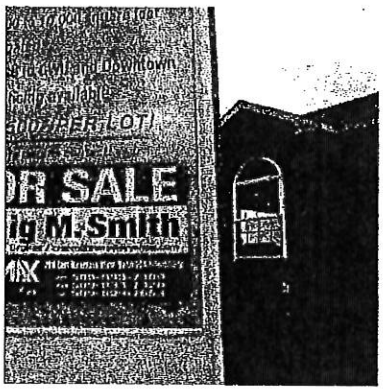


Figure 7.1 - Plan policies can help influence market conditions toward a more diverse, sustainable housing stock. *(Image source: Studio Cascade, Inc.)*

This chapter examines housing supply, condition, occupancy, and affordability and develops programs for meeting future housing demand. That demand may be for housing that is both more varied and more affordable. While the gap between what is affordable to a potential household and what is available on the market may continue to widen, Ellensburg's population will likely demand different types of housing options in the future.

Housing affordability affects all segments of the population. According to federal housing guidelines, no more than 30% of a family's gross monthly income should be spent on housing, including heating and other bills. Available, affordable, safe and decent housing is a critical ingredient to the success of how a community accommodates population growth.

To help forecast and plan for Ellensburg's housing marketplace, it is important to assess and analyze the existing characteristics of the community's housing stock. This chapter contains descriptions of trends in housing types, their age, condition and value, as well as characteristics of households, including income, percentage of income spent for housing, type of household and age of residents. Baseline housing data are from the 2000 Census, and the information reveals persistent housing trends despite the age of the data as of this plan. Based on information supplied by participants in this plan, housing is scarcer and more expensive than in 2000, with the median home price exceeding $150,000.

Things have changed in five years, making the housing supply tighter and less affordable.

The information creates an informative picture of housing availability and affordability in Ellensburg. The community has seen a great deal of population growth in the last 10 years, new residency and residential movement, coupled with an increasing number of homeownership units and escalating rental and home prices. Demand, particularly among those with low and moderate incomes, has not decreased. Approximately 20% of homeowners are paying monthly housing expenses that exceed 30% of household income. But renters are in a tighter spot, with more than 60% of them paying more than 30% of household income on monthly housing.

Figure 7.2 – Increased housing densities may offer solutions to accommodating growth within Ellensburg's current UGA, as well as improving housing affordability. *(Image source: Studio Cascade, Inc.)*

Housing Profile

The community has grown steadily for the past 60 years, creating a housing stock that is varied in age and context. Old homes exist next to new ones in the central part of town. Apartments exist next to single-family homes and next to commercial districts. Some housing, like that in West Ellensburg, is nestled in little enclaves immediately adjacent to industrial, institutional, or open space areas. Ellensburg's sustained population growth has created a housing environment that is surprisingly diverse for a community of its size.

Over the past 15 years, however, housing has been in short supply. This is due, in part, to enrollment increases at CWU and an upsurge in population growth. Central Washington University's enrollment at the Ellensburg campus is close to 8,000 students. The University strives to house on campus all the students who wish to live on campus, but many elect either to live off campus or commute from home. The number of students living off campus has continued to increase as a factor of overall enrollment, putting additional pressure on market housing in the community.

Table 7.1 – Housing Units and Population

	1990		2000		% Change: 1990-2000	
	Ellensburg	Kittitas Co.	Ellensburg	Kittitas Co.	Ellensburg	Kittitas Co.
Total Housing Units	5,015	13,215	6,763	16,475	35%	25%
Total Population	12,361	26,725	15,414	33,362	25%	25%

Over the past five years, housing starts appear to be lagging behind growth. Though the decade between 1990 and 2000 may have relaxed the housing market somewhat, vacant units in Ellensburg do not remain vacant for long today.

Ellensburg also has several mobile home parks in the city. Some are zoned mobile home parks and provide low- and moderate-income housing. Several other mobile home parks are grandfathered within commercial zoning districts. The condition of units within these mobile home parks varies greatly, with many appearing to be in substandard condition.

The City performed a housing condition assessment in 1992 of 2,216 units as part of a Housing Affordability Assessment. Sixty percent of the structures were found to be in good condition, needing only minor maintenance. Twenty-seven percent were in fair condition, needing maintenance that has been deferred or moderate repairs. Fewer than ten percent needed substantial repair and three percent were found to be substandard. Field research as part of this planning process indicates the percentages may not be much changed today. There are, however, many more units occupied now than there were in 1992, and property values are rising. This may increase pressures to maintain housing at a higher level and make home improvement an attractive option for existing homeowners.

Growth in population and housing units only begins to tell the story. While most of the new residential construction has been single-family detached housing, Ellensburg has a relatively large proportion of multi-family dwelling units. This can be partially explained by the presence of CWU and the large number of students living in town. Many students live in single-family residences, however, and non-students occupy many apartments.

The 2000 US Census estimated 6,763 total housing units in Ellensburg, an increase of 35%

since 1990. This corresponds with a 25% increase in population over the same time period. In the same ten-year timeframe, Kittitas County's housing units and population increased by 25%. *(Table 7.1)*

Table 7.2 – Housing Vacancy Rates

	1990	2000
Occupied housing units	4,785	6,249
Vacant housing units	230	483
Homeowner vacancy rate	0.7%	2.3%
Renter vacancy rate	3.7%	6.6%

Of the housing units reported in the 2000 Census, 6,249 out of 6,763 units were occupied - an overall occupancy rate of 92%, including both homeowner and rental housing. Occupancy rates in 2000 were lower than in 1990, probably as a result of the increase in housing unit construction during that decade and the increased number of seasonal or part-time housing now available in Ellensburg. *(Table 7.2)*

Statistics suggest that homeownership has increased due to more single-family home construction. In 2000, of the 6,249 occupied housing units, 35% were owner occupied and 65% were renter occupied. This is very similar to the situation in 1990, too. In Kittitas County, however, the proportions were reversed, with 66% owner occupied and 34% renter occupied.

Housing Types

As in 1995, Ellensburg remains a predominantly single-family, detached unit community. The past 15 years have seen an increase in the construction of higher-density attached housing, mostly around CWU to help house the growing student enrollment.

Newer residential development has focused on construction of single-family

Table 7.4 – Housing Eras for Ellensburg Housing

Year Structure Built	Number	%
1999 to March 2000	113	1.7
1995 to 1998	1,072	15.9
1990 to 1994	548	8.1
1980 to 1989	491	7.3
1970 to 1979	1,103	16.3
1960 to 1969	1,202	17.8
1940 to 1959	1,227	18.1
1939 or earlier	1,007	14.9

Source: US Census 2000

neighborhoods in northern Ellensburg. These projects have created single-density neighborhoods in a conventional suburban pattern. While they provide additional housing units, they are not designed to accommodate incremental densification as has occurred nearer the town's center. These new subdivisions are built out at approximately four units per acre, and will likely remain that way for decades to come. *(Table 7.3)*

Table 7.3 – Housing Characteristics

Housing Characteristics	1990				2000			
	Ellensburg		Kittitas Co.		Ellensburg		Kittitas Co.	
	Number	%	Number	%	Number	%	Number	%
Total housing units	5,015		13,215		6,763		16,475	
Units in Structure								
1-unit, detached	2,297		8,343		2,773	41.0	9,861	59.9
1-unit, attached	149		183		264	3.9	394	2.4
2-4 units	991		1,089		1,342	19.8	1,475	9.0
5 to 9 units	286		334		351	5.2	403	2.4
10 or more units	1,036		1,311		1,754	26.0	1,479	9.0
Mobile home, RV and other	256		1,955		280	4.1	2,207	13.4

Source: US Census 2000 and 1990

Age of Housing

Of the housing units in Ellensburg, nearly half were built before 1970. Ellensburg's housing stock is aging, but more units are coming on line, particularly in the northern part of the community. *(Table 7.4)* Recent information supplied by the City indicates that 372 housing units were constructed between 2000 and 2004, representing a 6% increase in the housing supply in the past five years.

Occupancy Timeline

Ellensburg is a college town. Its population today is slightly greater than 16,500, and enrollment (total) at CWU is approximately 8,800. The Census 2000 data on when households moved into their homes is consistent with this. In that census, almost one half

of the community's households had moved into their units within the previous year. Moving is something of an annual ritual, with the ebb and flow of students causing almost half of Ellensburg's housing units to change occupancy.

In contrast, approximately 1,200 of non-Ellensburg Kittitas County households moved within the year previous to the 2000 Census.

Real Estate Value

Home values appreciated considerably throughout the Kittitas County region during the 1990's, while rents also increased steadily. Ellensburg was no exception. From 1990 to 2000, the median value of a single-family home in Ellensburg nearly doubled from $86,100 to $160,000. Sixty percent of owner-occupied units were valued at $150,000 or more. Values increased by almost 70% in the same time period in Kittitas County. *(Table 7.5)*

In 2000, a homebuyer would need to have had a household income of at least $48,000 to afford the median-priced home. That buyer would also to have made a 10% down payment and covered associated purchase expenses, spending at least $20,000 out of pocket to initiate the purchase. Federal affordability guidelines would have required that no more than 30% of the household's income would be necessary to cover the $1,200 per month mortgage payments. A household earning the median 2000 annual income of $20,000 would not come close to qualifying. With home prices outstripping increases in local incomes since 2000, the affordability gap has widened.

Household Income

The 2000 median income in Ellensburg was almost $12,000 lower than in the County. Four times as many households in Kittitas County are in the highest income category than in Ellensburg. One quarter of Ellensburg's households were in the lowest reporting income category, earning less than $10,000 per year. Many of those households are probably student households, but the figure still indicates a significant population that is barely able to afford housing. *(Table 7.6)*

It should be noted that not all income receive by students is reported as such for the purposes of the census, which may significantly skew the figures in table 7.6. CWU reported that 78% of its students

***Table 7.5** – Housing Occupancy in Ellensburg*

	Number	Percent
Year Moved Into Unit		
1999 to March 2000	2,899	46.3
1995 to 1998	1,739	8.9
1990 to 1994	556	8.9
1980 to 1989	484	7.7
1970 to 1979	262	4.2
1969 or earlier	328	5.2

Source: US Census 2000

received some form of aid in 2005. Financial resources disbursed to CWU students in 2005 included over $73 million in loans and gift aid not treated as income. In addition, financial resources provided by parents, the amount of which is not quantifiable, are certainly used to pay the rent, even though they are not included as income in table 7.6.

Table 7.6 – Household Income 1999

	Ellensburg		Kittitas Co.		Washington State	
	Number	%	Number	%	Number	%
Less than $10,000	1,592	25.5	2,173	16.2	171,863	7.6
$10,000 to $14,999	1,006	16.1	1,414	10.5	124,848	5.5
$15,000 to $24,999	971	15.5	1,802	13.4	265,131	11.7
$25,000 to $34,999	793	12.7	1,718	12.8	284,630	12.5
$35,000 to $49,999	721	11.5	2,063	15.4	389,434	17.1
$50,000 to $74,999	727	11.6	2,271	16.9	486,392	21.4
$75,000 to $99,999	287	4.6	994	7.4	264,498	11.6
$100,000 to $149,999	64	1.0	595	4.4	188,513	8.3
$150,000 or more	92	1.5	375	2.8	96,952	4.3
Median household income (dollars)	20,034		32,546		45,776	

Source: US Census 2000

Income Devoted to Housing

Ellensburg has a large portion of its population spending more than 30% of household income on housing related expenses. This is seen both with households paying a mortgage and those renting an apartment, but particularly for renters.

Table 7.7 – Homeownership Costs as a Percentage of Income

	Ellensburg		Kittitas Co.	
	Number	%	Number	%
Less than 15%	745	39.5	2,097	39.2
15 to 19%	352	18.7	917	17.2
20 to 24%	258	13.7	770	14.4
25 to 29%	136	7.2	478	8.9

Table 7.7 – Homeownership Costs as a Percentage of Income

	Ellensburg		Kittitas Co.	
	Number	%	Number	%
30 to 34%	85	4.5	248	4.6
35% and above	294	15.6	778	14.6
Not computed	17	0.9	56	1.0

Source: US Census 2000

Table 7.8 – Gross Rental Costs as a Percentage of Income

	Ellensburg		Kittitas Co.	
	Number	%	Number	%
Less than 15%	287	7.0	543	10.0
15 to 19%	319	7.8	490	9.1
20 to 24%	432	10.6	618	11.4
25 to 29%	348	8.5	460	8.5
30 to 34%	279	6.8	319	5.9
35% and above	2,185	53.6	2,520	46.6
Not computed	226	5.5	458	8.5

Source: US Census 2000

More than 20% of Ellensburg's ownership households were paying more than what the federal affordability threshold would dictate for housing. Of all ownership households, almost 380 of them were paying more than 30% of their household income toward home ownership costs. The percentages for Kittitas County were similar. Conversely, almost 40% of all ownership households in Ellensburg and Kittitas County were paying less than 15% of their household income toward housing in 2000. That indicates that home prices rose sharply in that decade, with homeowners with more tenure benefiting from the lower home costs existing at the time they bought into the market. It is interesting to compare these numbers with the table presenting the year residents moved into their housing units - more recent occupants are likely to be paying more for their accommodations.

The picture for renters is extreme. More than 60% of Ellensburg's rental households are paying more than 30% of their incomes for housing. The situation in Kittitas County is

similar, but not quite as bleak. Renters are still paying more than they can afford, no matter where they live in the area. Median rental costs were almost $490 per month in 2000, and rents have not decreased since. The bulk of Ellensburg's renters were paying between $300 and $750 per month in housing costs. In 2000, a median income household in the city would be paying 30% of its income to afford the median rent of $490.

Table 7.9 – Gross Rents for Rental Households

	Ellensburg		Kittitas Co.	
	Number	%	Number	%
Less than $200	299	7.3	406	7.5
$200 to $299	360	8.8	462	8.5
$300 to $499	1,452	35.6	1,729	32.0
$500 to $749	1,368	33.6	1,788	33.1
$750 to $999	373	9.2	564	10.4
$1,000 to $1,499	82	2.0	119	2.2
$1,500 or more	62	1.5	70	1.3
No cash rent	80	2.0	270	5.0
Median (dollars)	489		497	

Source: US Census 2000

Housing Need

Ellensburg's greatest housing needs include a more diverse base of affordable rental opportunities signified by range of rent and housing type, allowing the market to relax upward rental pricing pressure. In addition, the community needs affordable single-family homes. Potential homebuyers are getting priced out of the market due to insufficient income and escalating real estate prices.

Median income households cannot afford the median-priced home in Ellensburg. If today's median home price were $150,000, a qualifying household would need to make a $15,000 down payment for a conventional mortgage and plan on paying close to $1,000 per month. That would require an annual household income of approximately $40,000 to meet federal affordability standards. That is roughly twice what Ellensburg's median household income was in 2000. For comparison, the median income household in the year 2000 could afford a home worth $75,000, presuming that household could come up with the required down payment. There is a significant "housing gap," where median income households are priced well out of the home ownership market.

For renters, the census data and interviews suggest that there is a high demand for units serving low and moderate-income households. It also appears there is an inadequate supply of rental units affordable to people at median income or less.

There are limited temporary shelters, transitional housing opportunities, and domestic violence services in Ellensburg. Households experiencing domestic violence issues or youth homelessness may receive services either outside of the community or from service providers that come into the community from somewhere else, but demand for such services currently exceeds supply.

Issues

Housing affordability is a big issue in Ellensburg, especially when the gap between what the average household can afford and the average selling price of a home widens. By federal housing affordability standards, many Ellensburg households are spending more for shelter than they should. Ellensburg's residents understand that this widening gap may lead to the development of more affordable housing types (like townhouses, zero-lot line homes, multi-family structures, manufactured housing or condominiums), but they also want to preserve the characteristics of the neighborhoods they find so valuable and endearing.

Issues
Housing is not generally affordable for all levels of income, and the possibility of creating more affordable mixed-use neighborhoods with incremental development of higher density infill housing diminishes with continuing approval of suburban subdivisions
Many Historic District buildings are either vacant or partially vacant, with approximately 20% of the available street-level retail space and almost 80% of the space above the first floor unoccupied
Housing prices are increasing in Ellensburg, with the median home price of $150,000 not affordable to households earning an income of less than $40,000
There are limited housing types available in Ellensburg, targeting mainly the single-family and apartment markets
Housing is becoming less affordable, especially for traditional single-family homes. Cheaper land is located further away from the community's center, causing residents of newer, less expensive housing to have to travel long distances for shopping, work, school or other daily activities. The money they save on the purchase price of their home may be consumed by time and travel expense

Policy Assumptions

The 1995 comprehensive plan identified seven policy directions, and this plan carries those forward. This plan update's process has shown support for these policies in general. However, participants have asked for additional detail in how the policies could be implemented and for greater flexibility in the means available.

- Ease the demand for affordable rental units for low-income families by increasing the supply
- Create a neighborhood rental housing incentive program to upgrade deteriorated rental housing units
- Work with CWU to help ease the pressure created by students in the community's private rental housing market
- Encourage development of new home ownership opportunities for all income groups, but especially moderate-income families
- Strengthen the ability of non-profit housing providers to take full advantage of resources to serve the needs of low-income families
- Strengthen the planned unit development (PUD) process and neighborhood planning
- Encourage public agencies to work together for planning and acquiring migrant housing
- Encourage a variety of lot sizes within the city and UGA

Housing Goals, Policies and Programs

While other elements of this comprehensive plan included optional policy scenarios, the housing element includes only one. This reflects the general consensus expressed regarding housing in Ellensburg and the overall need to increase the supply of affordable housing, enhance the appearance and function of residential areas, allow for mixed residential and commercial uses (particularly in the Central Commercial zones), and permit more flexibility in housing types and densities. These consensus items are also generally consistent with the 1995 plan, except that there is more support now for variety in housing type, probably reflecting increasing market acceptance of mixed-use and higher density housing alternatives.

Community members are fond of their neighborhoods. They like where they live, and they want to make sure their neighborhoods retain the character that drew them there in the first place. Ellensburg's neighborhoods are family friendly, and, in the case of those near the Central Commercial zones, intimate and walkable.

***Goal H-1** - Preserve, protect, and strengthen the vitality and stability of existing neighborhoods*

Policy		Program	
A	Promote community involvement and neighborhood improvement through City-initiated neighborhood enhancement activities	1	Continue community-oriented policing or other similar methods of integrating municipal presence directly into neighborhoods
		2	Encourage active neighborhood associations
B	Establish additional logical access routes outside of the established street system for bicycle and foot traffic	1	Identify trail easements and develop an effective maintenance strategy
C	Enhance appearance and maintain public spaces in residential areas	1	Ensure that housing is compatible in quality, design and intensity with surrounding land uses, traffic patterns, public facilities and environmentally-sensitive features through specific site and building design measures
		2	Review the City's development regulations to ensure that they promote neighborhood quality by permitting integration of open

Goal H-1 - Preserve, protect, and strengthen the vitality and stability of existing neighborhoods

Policy		Program	
			spaces and institutional land uses in and near residential areas
		3	Continue facility maintenance and street tree programs
D	Maintain existing area facilities to meet the City's needs	1	Disperse municipal and institutional facilities throughout the community, while still emphasizing the Central Commercial zone's centrality
E	Preserve the scale and rural character of Ellensburg	1	Require clustering and open space provisions in large developments on the perimeter of the city

The community also came out strongly in favor of increased flexibility in the pursuit of providing housing that is more affordable, but only in a manner that also increases the sense of community that helps tie a more intensely developed neighborhood together. Residents desire more affordability, but not at the expense of quality of life or the social networks that make Ellensburg a family place. In addition, residents also believe that choice in housing options is important. They want to see Ellensburg continue to provide single-family neighborhoods, but they would like to see them better integrated in to the community's fabric and better able to adapt to change.

Over the next 20 years, Ellensburg will be caught up in the same demographic forces impacting Washington State, including the aging of its population and reductions in its typical household size. To prepare for this, Ellensburg must provide a variety of housing types. This variety will help meet affordability demands, and will help meet housing demand in general. Increasingly, households will desire units that are smaller, that require less maintenance, and that are located within walking distance of shopping, houses of worship, parks, schools, and medical facilities. This dictates development of more compact housing forms and innovation in how they are designed and arranged to suit a variety of needs.

***Goal H-2** - Allow various densities and housing types for a variety of needs including senior, affordable, and disability housing*

Policy		Program	
A	Encourage variety in housing types	1	Revise zoning and subdivision regulation to provide for higher density, more design flexibility, and mixing of residential and commercial uses
		2	Locate housing near services to minimize transport costs or develop services in neighborhoods
		3	Create a workable model for a variety of housing development types and densities including clustered, cottage or other types of less land-consumptive housing while still increasing supplies of detached housing units
B	Encourage the use of smaller lot sizes and/or multifamily housing in areas designated for such uses	1	Zone for housing above retail in the Central Commercial zones
		2	Ensure that development regulations allow for accessory units as a method of addressing multifamily housing
		3	Ensure zoning permits duplexes, triplexes, and four-plexes within the city
C	Create and preserve affordable housing opportunities locally and with a regional perspective, especially for developments with fewer units	1	Work collaboratively with various interests including adjacent jurisdictions, Kittitas County, private developers, service and non-profit housing providers, and community residents to address housing affordability and variety
		2	Challenge local real estate agents to work with non-profit housing providers to gain site control when private property becomes available for sale
		3	Create housing specifically

Goal H-2 - *Allow various densities and housing types for a variety of needs including senior, affordable, and disability housing*

Policy		Program	
			designed for an elderly population
		4	Revise zoning and subdivision standards to accommodate innovative housing design solutions such as cottage housing to increase housing density while enhancing quality of life
D	Facilitate the creation of "new market" housing in the Central Commercial zones	1	Develop a variety of incentive programs to promote new housing projects in Central Commercial zones
		2	Coordinate with CWU to provide student housing in the Downtown Historic District

Goal H-3 - *Make housing affordable to more Ellensburg households*

Policy		Program	
A	Coordinate with other agencies that provide social services	1	Coordinate with State and regional health care and housing programs
		2	Collaborate with social and health service organizations that offer support programs for those with special needs, particularly those programs that help people remain in the community
B	Preserve existing affordable housing and serve it with transit	1	Identify existing affordable housing and all transit routes within the community and alter or add routes for service t more intensely-developed neighborhoods
		2	Monitor the stability of existing affordable housing options to determine their sustainability

Goal H–3 - Make housing affordable to more Ellensburg households

Policy		Program	
C	Promote development of institutional and financial mechanisms to provide for affordable housing	1	Investigate available Federal, State and local programs and private options for financing affordable and special-needs housing
D	Lead by example, with the City of Ellensburg taking an active role in facilitating housing affordability	1	Create an inventory of City-owned land that can be set aside for housing development
E	Encourage preservation of affordable housing dispersed throughout the City's neighborhoods	1	Consider operational cost as a factor in determining housing affordability
		2	Increase the number of affordable housing units in the community
		3	Educate landlords about low-income housing programs
		4	Educate the public about first-time homebuyer programs or sweat equity programs
		5	Provide counseling programs to inform people about their housing choices and budgeting
		6	Develop a bonus program in which developments receive "credit" in additional units (beyond what zoning allows) if units available and affordable to households under 80% of median income are integrated into new projects
F	Take advantage of local, Kittitas County, State and Federal housing resources to construct affordable housing and provide services if needed	1	Create a regional funding entity, much like the Kittitas County "Hope Source" program
		2	Encourage development and utilization of a Community Land Trust as one tool for addressing affordable housing issues

Priority Projects

Housing elements often outline policy steps jurisdictions can take to help provide affordable housing and maintain or enhance the quality of existing residential areas. This chapter identifies several such policies and implementing programs, and the items below are some the City considers and high priority actions it can take to begin achieving this plan's goals.

Project	Description and Goals
Density bonus program	Implement a density bonus program awarding higher density to projects providing housing to meet the housing demand of the elderly, low or moderate income households or other special needs groups
City-owned land inventory	Inventory land owned by the City of Ellensburg and identify properties suitable for housing development
Affordable housing unit projects	Partner with local housing agencies to investigate opportunities for affordable housing development and create a pilot project when suitable opportunities become available
Section 8	Facilitate provision of Section 8-subsidized housing units as is practicable, through density bonus programs, landlord education or other programs
PUD and subdivision standards revision	Review and revise as necessary the City's regulations for planned unit developments and small-lot single-family subdivisions to ensure the development community can achieve higher infill housing densities in areas of the community already characterized with more intense urban development
Rental rehabilitation program	Collaborate with local housing agencies and others as appropriate to facilitate or sponsor a rental rehabilitation program designed to renovate and upgrade rental housing units
Student housing	Collaborate with the university to locate student housing in a manner that enhances the cultural and economic vitality of the Downtown Historic District, even investigating opportunities to house students in upper floors of Downtown Historic District buildings
Kittitas County Housing Authority coordination	Establish and maintain regular contact with the Housing Authority to ensure the City is aware of and has the opportunity to participate in affordable housing programs

Areas Warranting Special Handling

There are several areas of interest within Ellensburg's UGA that warrant special consideration in Ellensburg's housing strategies.

North Ellensburg (1) – Recently, Northern Ellensburg has experienced rapid residential development. With the exception of areas adjacent to the university, northern Ellensburg has become a predominantly single-family district, with subdivisions platted at relatively low density. There may be opportunities to mix different housing types and related uses into this area, making it more diverse and promoting increased pedestrian activity to help enrich the area's character.

Downtown Historic District (2) – The Downtown Historic District has been Ellensburg's primary focus since the town's founding. The community and the district are changing, and it is time to develop strategies to manage that change in a way that acknowledges the Downtown Historic District's importance and position. Opportunities exist to provide housing in and around the Downtown Historic District; many of the resulting units may relieve pressure on the rental market.

West Ellensburg (3) – The residential district west of the railroad tracks is an example of a charming, affordable single-family urban neighborhood. Opportunities exist there to increase density while enhancing existing qualities that makes it unique and functional.

West Interchange (4) – Traditionally, Ellensburg's western interchange with I-90 has been designated for tourist commercial land uses, including restaurants, gas stations, hotels, and truck stops. As revisions to land use designations take place permitting a broader range of commercial and industrial land uses, the City may wish to consider ways to integrate housing into the area, providing affordable, urban-style dwellings intermixed with new development.

South Interchange (5) – There are almost 300 developable acres just east of Canyon Road and north of I-90 with potential for mixed-use residential development. The City may wish to act early to engage property owners in master planning this area for such a mix, integrating new development into the existing urban fabric.

CWHBA EX2

Washington locations by per capita income

From Wikipedia, the free encyclopedia

Washington is the twelfth richest state in the United States of America, with a per capita income of $22,973 (2000) and a personal per capita income of $33,332 (2003).

Washington counties ranked by per capita income

Note: Data is from the 2010 United States Census Data and the 2006-2010 American Community Survey 5-Year Estimates.[1][2]

Rank	County	Per capita income	Median household income	Median family income	Population	Number of households
1	King	$38,211	$68,065	$87,010	1,931,249	789,232
2	San Juan	$35,487	$50,726	$61,096	15,769	7,613
3	Snohomish	$30,635	$66,300	$77,479	713,335	268,325
4	Kitsap	$29,755	$59,549	$71,065	251,133	97,220
	Washington	$29,733	$57,244	$69,328	6,724,540	2,620,076
5	Thurston	$29,707	$60,930	$71,833	252,264	100,650
6	Island	$29,079	$57,190	$68,106	78,506	32,746
7	Jefferson	$28,528	$46,048	$59,964	29,872	14,049
8	Clark	$27,828	$58,262	$67,352	425,363	158,099
9	Pierce	$27,446	$57,869	$68,462	795,225	299,918
	United States	$27,334	$51,914	$62,982	308,745,538	116,716,292
10	Benton	$27,161	$57,354	$69,834	175,177	65,304
11	Skagit	$26,925	$54,811	$63,468	116,901	45,557
12	Columbia	$25,810	$43,611	$53,452	4,078	1,762
13	Whatcom	$25,407	$49,031	$64,586	201,140	80,370
14	Spokane	$25,127	$47,250	$59,999	471,221	187,167
15	Lincoln	$24,757	$45,582	$52,083	10,570	4,422
16	Clallam	$24,449	$44,398	$54,837	71,404	31,329
17	Chelan	$24,378	$48,674	$57,856	72,453	27,827
18	Skamania	$24,140	$48,704	$61,540	11,066	4,522
19	Asotin	$23,731	$41,665	$52,250	21,623	9,236
20	Kittitas	$23,467	$41,232	$61,276	40,915	16,595
21	Pacific	$23,326	$39,642	$51,450	20,920	9,499
22	Wahkiakum	$23,115	$40,372	$47,266	3,978	1,737
23	Walla Walla	$23,027	$45,575	$55,773	58,781	21,719
24	Cowlitz	$22,948	$45,877	$55,002	102,410	40,244
25	Garfield	$22,825	$42,269	$55,769	2,266	989
26	Pend Oreille	$22,546	$38,896	$46,971	13,001	5,479
27	Mason	$22,530	$48,104	$56,809	60,699	23,832
28	Douglas	$22,359	$48,708	$55,766	38,431	13,894
29	Stevens	$21,773	$42,845	$51,544	43,531	17,316
30	Lewis	$21,695	$43,874	$53,358	75,455	29,743
31	Grays Harbor	$21,656	$41,899	$49,745	72,797	28,579

Rank	County	Per capita income	Median household income	Median family income	Population	Number of households
32	Klickitat	$21,553	$37,398	$46,012	20,318	8,327
33	Okanogan	$20,093	$38,551	$48,418	41,120	16,519
34	Grant	$19,718	$42,572	$50,065	89,120	30,041
35	Whitman	$19,506	$36,368	$61,598	44,776	17,468
36	Yakima	$19,325	$42,877	$48,004	243,231	80,592
37	Franklin	$18,660	$47,749	$52,218	78,163	23,245
38	Ferry	$18,021	$35,485	$43,576	7,551	3,190
39	Adams	$16,689	$40,829	$43,551	18,728	5,720

Washington places ranked by per capita income

1 Hunts Point, Washington $113,816[3]
2 Medina, Washington $81,742
3 Clyde Hill, Washington $78,252
4 Yarrow Point, Washington $72,135
5 Union Hill-Novelty Hill, Washington $58,285
6 Beaux Arts Village, Washington $56,496
7 Snoqualmie Pass, Washington $54,316
8 Mercer Island, Washington $53,939
9 Woodway, Washington $51,613
10 Ames Lake, Washington $49,863
11 Sammamish, Washington $42,971
12 Cottage Lake, Washington $39,763
13 Kirkland, Washington $38,903
14 West Lake Sammamish, Washington $38,474
15 Bellevue, Washington $36,905
16 Port Ludlow, Washington $36,625
17 Greenwater, Washington $36,466
18 Summitview, Washington $36,301
19 Mill Creek, Washington $36,234
20 Redmond, Washington $36,223
21 Bell Hill, Washington $35,568
22 Mirrormont, Washington $35,200
23 Newcastle, Washington $35,057
24 Bainbridge Island, Washington $34,482
25 Issaquah, Washington $34,222
26 Normandy Park, Washington $33,845
27 Lake Forest Park, Washington $33,419
28 Maple Heights-Lake Desire, Washington $33,209
29 Fox Island, Washington $32,533
30 Lake Cavanaugh, Washington $32,195
31 Hobart, Washington $32,067

32 Vashon, Washington $31,983
33 Kenmore, Washington $31,692
34 Woodinville, Washington $31,458
35 Inglewood-Finn Hill, Washington $31,272
36 Seattle, Washington $30,306
37 Edmonds, Washington $30,076
38 Eastgate, Washington $29,878
39 Mount Vista, Washington $29,594
40 Maltby, Washington $29,330
41 Mukilteo, Washington $29,134
42 Liberty Lake, Washington $29,105
43 Lake McMurray, Washington $29,051
44 Lake Morton-Berrydale, Washington $28,980
45 Cathcart, Washington $28,716
46 Tanner, Washington $28,604
47 West Pasco, Washington $28,523
48 Rockport, Washington $28,372
49 Gig Harbor, Washington $28,318
50 Ravensdale, Washington $28,300
51 Felida, Washington $28,294
52 North Bend, Washington $28,229
53 Sunnyslope, Washington $28,024
54 Machias, Washington $27,961
55 Duvall, Washington $27,764
56 Three Lakes, Washington $27,681
57 Brush Prairie, Washington $27,605
58 Lake Goodwin, Washington $27,332
59 Camas, Washington $27,267
60 Fircrest, Washington $27,244
61 Steilacoom, Washington $27,124
62 East Renton Highlands, Washington $27,089
63 Lake Shore, Washington $27,008
64 Black Diamond, Washington $26,936
65 Lakeland South, Washington $26,833
66 Warm Beach, Washington $26,783
67 Lea Hill, Washington $26,767
68 Brier, Washington $26,675
69 Seattle Hill-Silver Firs, Washington $26,617
70 Kingsgate, Washington $26,543
71 Bothell, Washington $26,483
72 Ronald, Washington $26,415
73 Fairwood, Washington $26,378
74 Priest Point, Washington $26,322
75 North Creek, Washington $25,861
76 West Valley, Washington $25,765
77 Cascade-Fairwood, Washington $25,752
78 Walnut Grove, Washington $25,747
79 Clinton, Washington $25,671
80 Woods Creek, Washington $25,582

81 University Place, Washington $25,544
82 Artondale, Washington $25,539
83 Richland, Washington $25,494
84 Erlands Point-Kitsap Lake, Washington $25,377
85 Geneva, Washington $25,374
86 Hockinson, Washington $25,269
87 Riverbend, Washington $25,234
88 Fall City, Washington $25,189
89 Tumwater, Washington $25,080
90 Barberton, Washington $25,066
91 Shoreline, Washington $24,959
92 Langley, Washington $24,940
93 Maple Valley, Washington $24,859
94 Edgewood, Washington $24,797
95 Martha Lake, Washington $24,721
96 Dixie, Washington $24,650
97 Sudden Valley, Washington $24,563
98 Lake Roesiger, Washington $24,390
99 Camano, Washington $24,362
100 Renton, Washington $24,346

101 La Conner, Washington $24,308
102 Echo Lake, Washington $24,216
103 Maple Falls, Washington $24,216
104 Kingston, Washington $24,212
105 North Stanwood, Washington $24,128
106 Des Moines, Washington $24,127
107 Alderwood Manor, Washington $24,012
108 Picnic Point-North Lynnwood, Washington $24,003
109 Esperance, Washington $23,967
110 Lakeland North, Washington $23,776
111 Lochsloy, Washington $23,770
112 Burien, Washington $23,737
113 Oso, Washington $23,700
114 Markham, Washington $23,700
115 Salmon Creek, Washington $23,673
116 East Hill-Meridian, Washington $23,621
117 Lake Bosworth, Washington $23,526
118 Northwest Snohomish, Washington $23,327
119 Bryn Mawr-Skyway, Washington $23,294
120 Blyn, Washington $23,285
121 Lewisville, Washington $23,175
122 Lake Marcel-Stillwater, Washington $23,005
123 Lake Stevens, Washington $22,943
124 Summit, Washington $22,915
125 Indianola, Washington $22,895
126 Skykomish, Washington $22,829
127 DuPont, Washington $22,742
128 Walla Walla East, Washington $22,709

129 Highland, Washington $22,703
130 South Hill, Washington $22,700
131 Olympia, Washington $22,590
132 Baring, Washington $22,571
133 Ruston, Washington $22,565
134 Big Lake, Washington $22,560
135 Clarkston Heights-Vineland, Washington $22,540
136 Stimson Crossing, Washington $22,537
137 Suquamish, Washington $22,515
138 West Richland, Washington $22,499
139 Federal Way, Washington $22,451
140 Puyallup, Washington $22,401
141 Milton, Washington $22,400
142 Port Townsend, Washington $22,395
143 Weallup Lake, Washington $22,390
144 South Cle Elum, Washington $22,375
145 Tukwila, Washington $22,354
146 Allyn-Grapeview, Washington $22,305
147 Anacortes, Washington $22,297
148 West Lake Stevens, Washington $22,281
149 Snoqualmie, Washington $22,239
150 Clear Lake, Washington $22,233
151 Covington, Washington $22,230
152 Arlington Heights, Washington $22,107
153 Marrowstone, Washington $22,028
154 Index, Washington $22,023
155 Manchester, Washington $21,946
156 Carnation, Washington $21,907
157 Meadow Glade, Washington $21,765
158 Silverdale, Washington $21,763
159 Grayland, Washington $21,723
160 Ridgefield, Washington $21,696
161 Venersborg, Washington $21,610
162 Fords Prairie, Washington $21,610
163 Mountlake Terrace, Washington $21,566
164 Terrace Heights, Washington $21,542
165 West Wenatchee, Washington $21,536
166 Colton, Washington $21,506
167 Kent, Washington $21,390
168 Bonney Lake, Washington $21,371
169 Marietta-Alderwood, Washington $21,322
170 Long Beach, Washington $21,266
171 Longview Heights, Washington $21,262
172 Waller, Washington $21,259
173 Tracyton, Washington $21,234
174 La Center, Washington $21,224
175 Birch Bay, Washington $21,204
176 Mill Plain, Washington $21,181
177 Tanglewilde-Thompson Place, Washington $21,154

178 Graham, Washington $21,126
179 Silvana, Washington $21,070
180 Dollar Corner, Washington $21,025
181 Central Park, Washington $21,003
182 Cathan, Washington $20,940
183 Snohomish, Washington $20,917
184 Brady, Washington $20,857
185 Freeland, Washington $20,848
186 North Marysville, Washington $20,842
187 Cherry Grove, Washington $20,760
188 Poulsbo, Washington $20,649
189 Lynden, Washington $20,639
190 Enumclaw, Washington $20,596
191 Everett, Washington $20,577
192 Lakewood, Washington $20,569
193 Marysville, Washington $20,414
194 Town and Country, Washington $20,393
195 Blaine, Washington $20,333
196 May Creek, Washington $20,322
197 Lacey, Washington $20,224
198 Vancouver, Washington $20,192
199 Gleed, Washington $20,185
200 Kennewick, Washington $20,152

201 Smokey Point, Washington $20,133
202 Tulalip Bay, Washington $20,092
203 Davenport, Washington $20,090
204 Minnehaha, Washington $20,023
205 Ashford, Washington $19,996
206 North Sultan, Washington $19,989
207 Lynnwood, Washington $19,971
208 John Sam Lake, Washington $19,907
209 Brinnon, Washington $19,820
210 Paine Field-Lake Stickney, Washington $19,801
211 Friday Harbor, Washington $19,792
212 Easton, Washington $19,773
213 Buckley, Washington $19,744
214 Algona, Washington $19,734
215 SeaTac, Washington $19,717
216 Ahtanum, Washington $19,677
217 Auburn, Washington $19,630
218 Kalama, Washington $19,592
219 Five Corners, Washington $19,570
220 Albion, Washington $19,567
221 Elk Plain, Washington $19,547
222 Lake Ketchum, Washington $19,538
223 Hazel Dell North, Washington $19,518
224 Eatonville, Washington $19,513
225 Wenatchee, Washington $19,498

226 Prairie Ridge, Washington $19,491
227 Bellingham, Washington $19,483
228 Montesano, Washington $19,467
229 Shaker Church, Washington $19,420
230 Washougal, Washington $19,389
231 Electric City, Washington $19,388
232 Frederickson, Washington $19,385
233 East Cathlamet, Washington $19,372
234 South Prairie, Washington $19,345
235 Veradale, Washington $19,342
236 Bay Center, Washington $19,325
237 Sequim, Washington $19,253
238 Ocean Shores, Washington $19,192
239 Hazel Dell South, Washington $19,158
240 Arlington, Washington $19,146
241 Tacoma, Washington $19,130
242 Port Angeles East, Washington $19,108
243 Orting, Washington $18,951
244 Maryhill, Washington $18,939
245 Monroe, Washington $18,912
246 Garrett, Washington $18,895
247 Mesa, Washington $18,882
248 Waterville, Washington $18,880
249 East Port Orchard, Washington $18,834
250 Sultan, Washington $18,822
251 Coulee Dam, Washington $18,791
252 West Side Highway, Washington $18,790
253 Cosmopolis, Washington $18,759
254 St. John, Washington $18,722
255 Coupeville, Washington $18,720
256 Desert Aire, Washington $18,719
257 Gold Bar, Washington $18,712
258 Leavenworth, Washington $18,709
259 Sumner, Washington $18,696
260 Parkland, Washington $18,649
261 Jordan Road-Canyon Creek, Washington $18,613
262 Reardan, Washington $18,610
263 Selah, Washington $18,595
264 Cathlamet, Washington $18,588
265 Banks Lake South, Washington $18,588
266 Longview, Washington $18,559
267 Edison, Washington $18,547
268 Navy Yard City, Washington $18,532
269 Riverton-Boulevard Park, Washington $18,523
270 Colfax, Washington $18,519
271 Country Homes, Washington $18,514
272 Spokane, Washington $18,451
273 Roslyn, Washington $18,412
274 Ritzville, Washington $18,308

275 Ocean Park, Washington $18,261
276 Trout Lake, Washington $18,253
277 Tenino, Washington $18,244
278 Cohassett Beach, Washington $18,238
279 Pacific, Washington $18,228
280 Alger, Washington $18,180
281 East Wenatchee Bench, Washington $18,176
282 Deming, Washington $18,165
283 River Road, Washington $18,142
284 Opportunity, Washington $18,116
285 Startup, Washington $18,049
286 Colville, Washington $18,031
287 Dallesport, Washington $17,995
288 White Salmon, Washington $17,995
289 Ephrata, Washington $17,929
290 Spanaway, Washington $17,928
291 Millwood, Washington $17,911
292 Port Angeles, Washington $17,903
293 East Wenatchee, Washington $17,876
294 Orchards, Washington $17,866
295 Garfield, Washington $17,804
296 Thorp, Washington $17,772
297 North Yelm, Washington $17,765
298 Harrington, Washington $17,744
299 Naselle, Washington $17,714
300 Winthrop, Washington $17,649

301 Parkwood, Washington $17,643
302 Vantage, Washington $17,605
303 Bickleton, Washington $17,580
304 Washtucna, Washington $17,487
305 Wilkeson, Washington $17,481
306 Cashmere, Washington $17,468
307 Odessa, Washington $17,461
308 Lakeview, Washington $17,448
309 Otis Orchards-East Farms, Washington $17,439
310 Copalis Beach, Washington $17,437
311 Granite Falls, Washington $17,425
312 Moclips, Washington $17,411
313 Darrington, Washington $17,384
314 Mansfield, Washington $17,368
315 Westport, Washington $17,362
316 Lyle, Washington $17,355
317 Carlsborg, Washington $17,350
318 Aberdeen Gardens, Washington $17,341
319 White Center, Washington $17,339
320 Quilcene, Washington $17,335
321 Finley, Washington $17,282
322 Chinook, Washington $17,198

323 Burlington, Washington $17,167
324 Acme, Washington $17,147
325 Battle Ground, Washington $17,139
326 Deer Park, Washington $17,132
327 Spangle, Washington $17,128
328 Burbank, Washington $17,105
329 Mount Vernon, Washington $17,041
330 Lyman, Washington $17,014
331 Amboy, Washington $16,973
332 Lind, Washington $16,948
333 Prescott, Washington $16,931
334 North Bonneville, Washington $16,921
335 Junction City, Washington $16,895
336 Oak Harbor, Washington $16,830
337 Latah, Washington $16,823
338 Midland, Washington $16,815
339 Waitsburg, Washington $16,803
340 Stanwood, Washington $16,775
341 Bremerton, Washington $16,724
342 Fife, Washington $16,723
343 Dishman, Washington $16,721
344 La Crosse, Washington $16,656
345 Moses Lake, Washington $16,644
346 Rainier, Washington $16,636
347 Cle Elum, Washington $16,620
348 Kahlotus, Washington $16,617
349 Bucoda, Washington $16,613
350 Trentwood, Washington $16,566
351 Wilbur, Washington $16,535
352 Sedro-Woolley, Washington $16,517
353 Chelan, Washington $16,511
354 Zillah, Washington $16,415
355 Rockford, Washington $16,411
356 Uniontown, Washington $16,390
357 Metaline Falls, Washington $16,390
358 Bangor, Washington $16,383
359 Port Orchard, Washington $16,382
360 Elmer City, Washington $16,366
361 Centralia, Washington $16,305
362 Shelton, Washington $16,303
363 Prosser, Washington $16,302
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371 Ilwaco, Washington $16,138

372 Carbonado, Washington $16,135
373 Aberdeen, Washington $16,092
374 Nooksack, Washington $16,019
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376 Ferndale, Washington $15,982
377 Chehalis, Washington $15,944
378 Dayton, Washington $15,925
379 Yakima, Washington $15,920
380 Sprague, Washington $15,912
381 Yelm, Washington $15,865
382 Neilton, Washington $15,856
383 Lebam, Washington $15,831
384 Walla Walla, Washington $15,792
385 Pomeroy, Washington $15,782
386 Almira, Washington $15,769
387 West Clarkston-Highland, Washington $15,762
388 Palouse, Washington $15,754
389 Port Hadlock-Irondale, Washington $15,721
390 Touchet, Washington $15,684
391 Castle Rock, Washington $15,661
392 Stevenson, Washington $15,602
393 Woodland, Washington $15,596
394 Green Acres, Washington $15,494
395 Vader, Washington $15,481
396 Ocean City, Washington $15,468
397 Malone-Porter, Washington $15,434
398 Wishram, Washington $15,414
399 Marblemount, Washington $15,353
400 Asotin, Washington $15,257

401 Kelso, Washington $15,162
402 Hoquiam, Washington $15,089
403 Naches, Washington $15,084
404 West Longview, Washington $15,082
405 Waverly, Washington $15,072
406 Carson River Valley, Washington $14,922
407 Centerville, Washington $14,915
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409 Medical Lake, Washington $14,874
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411 South Bend, Washington $14,776
412 Starbuck, Washington $14,770
413 Inchelium, Washington $14,728
414 Clarkston, Washington $14,673
415 Roy, Washington $14,527
416 College Place, Washington $14,493
417 Toledo, Washington $14,483
418 Republic, Washington $14,427
419 Coulee City, Washington $14,411

420 Tekoa, Washington $14,344
421 Hartline, Washington $14,335
422 McCleary, Washington $14,249
423 Satsop, Washington $14,245
424 Moxee, Washington $14,176
425 Rock Island, Washington $14,129
426 Rosalia, Washington $14,121
427 Nisqually Indian Community, Washington $14,094
428 Fairfield, Washington $14,022
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432 Elbe, Washington $13,863
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434 Chewelah, Washington $13,843
435 Creston, Washington $13,830
436 Soap Lake, Washington $13,753
437 Everson, Washington $13,700
438 Forks, Washington $13,686
439 Ellensburg, Washington $13,662
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446 Sumas, Washington $13,497
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451 Pasco, Washington $13,404
452 Custer, Washington $13,371
453 Tonasket, Washington $13,293
454 Winlock, Washington $13,269
455 Oyehut-Hogans Corner, Washington $13,227
456 Verlot, Washington $13,205
457 Goldendale, Washington $13,111
458 Union Gap, Washington $13,102
459 Farmington, Washington $13,099
460 Fort Lewis, Washington $12,865
461 Nespelem Community, Washington $12,836
462 Peaceful Valley, Washington $12,733
463 Harrah, Washington $12,721
464 Quincy, Washington $12,649
465 Connell, Washington $12,600
466 Cheney, Washington $12,566
467 Yacolt, Washington $12,529
468 Nespelem Community, Washington $12,507

469 Concrete, Washington $12,492
470 Grandview, Washington $12,489
471 Pe Ell, Washington $12,481
472 Malden, Washington $12,477
473 McChord Air Force Base, Washington $12,454
474 Tieton, Washington $12,439
475 Bingen, Washington $12,290
476 Oroville, Washington $12,220
477 Mossyrock, Washington $12,216
478 Conway, Washington $12,206
479 Tokeland, Washington $12,170
480 Ione, Washington $12,093
481 Ault Field, Washington $12,036
482 Fairchild Air Force Base, Washington $11,961
483 Klickitat, Washington $11,717
484 Northport, Washington $11,679
485 South Wenatchee, Washington $11,613
486 Kittitas, Washington $11,589
487 Wilson Creek, Washington $11,464
488 Othello, Washington $11,409
489 Cusick, Washington $11,371
490 Neah Bay, Washington $11,338
491 Riverside, Washington $11,297
492 Metaline, Washington $11,262
493 Roosevelt, Washington $11,083
494 Airway Heights, Washington $11,069
495 Wallula, Washington $10,831
496 Marcus, Washington $10,798
497 White Swan, Washington $10,623
498 Springdale, Washington $10,412
499 Sunnyside, Washington $10,366
500 Bridgeport, Washington $10,302

501 Humptulips, Washington $10,210
502 Lamont, Washington $10,026
503 Warden, Washington $9,922
504 Satus, Washington $9,905
505 Hatton, Washington $9,806
506 Endicott, Washington $9,571
507 Brewster, Washington $9,555
508 Skokomish, Washington $9,548
509 Royal City, Washington $9,502
510 Wapato, Washington $9,451
511 Taholah, Washington $9,373
512 Krupp, Washington $9,149
513 Moses Lake North, Washington $9,134
514 Toppenish, Washington $9,101
515 North Omak, Washington $8,971
516 Basin City, Washington $8,461

517 Granger, Washington $8,111
518 George, Washington $7,779
519 Mabton, Washington $7,694
520 Chehalis Village, Washington $7,538
521 Mattawa, Washington $7,510
522 Glacier, Washington $6,089

References

1. ^ "SELECTED ECONOMIC CHARACTERISTICS 2006-2010 American Community Survey 5-Year Estimates" (http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_10_5YR_DP03&prodType=table). U.S. Census Bureau. Retrieved 2012-11-25.
2. ^ "Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data" (http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1&prodType=table). U.S. Census Bureau. Retrieved 2012-11-25.
3. ^ www.census.gov

Retrieved from "http://en.wikipedia.org/w/index.php?title=Washington_locations_by_per_capita_income&oldid=542896007"

Categories: United States locations by per capita income Economy of Washington (state) Washington (state)-related lists

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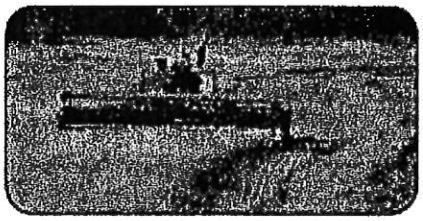


Kittitas County
Labor Area Summary
April 2013

Donald W. Meseck, Regional Labor Economist
Employment Security Department
Yakima WorkSource, 306 Division Street, Yakima, WA 98902
Phone: (509) 573-4564; E-mail: dmeseck@esd.wa.gov
Website: https://fortress.wa.gov/esd/employmentdata/

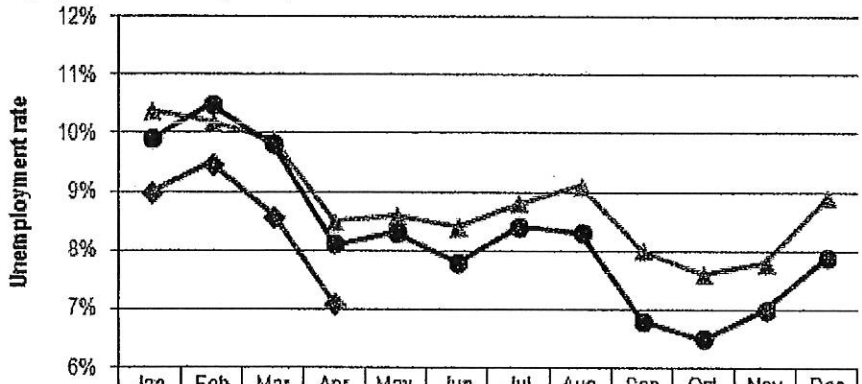
Overview

This report provides current updates on the Kittitas County economy. It incorporates the most recent, not seasonally adjusted, nonfarm employment and civilian labor force data. Analysis focuses on year-over-year changes (between April 2012 and April 2013) in unemployment and on year-over-year employment trends in major industries in Kittitas County.

Unemployment rates

Washington state's annual average unemployment rate decreased one full percentage point between 2011 and 2012, from 9.2 percent to 8.2 percent. Between the Aprils of 2012 and 2013 the rate fell from 8.0 to 6.5 percent, a one and five-tenths percentage point drop. The April 2013 unemployment rate of 7.1 percent (not seasonally adjusted) in Kittitas County decreased one percentage point below the 8.1-percent reading in April 2012. This April was the fourteenth consecutive month of year-over-year decreases in the local unemployment rate (i.e. the monthly unemployment rate has been declining since March 2012).

Figure 1. Unemployment rates, not seasonally adjusted
Kittitas County, January 2011 through April 2013
Source: Employment Security Department/LMEA; U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS)



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	10.4%	10.2%	9.9%	8.5%	8.6%	8.4%	8.8%	9.1%	8.0%	7.6%	7.8%	8.9%
2012	9.9%	10.5%	9.8%	8.1%	8.3%	7.8%	8.4%	8.3%	6.8%	6.5%	7.0%	7.9%
2013	9.0%	9.5%	8.6%	7.1%								

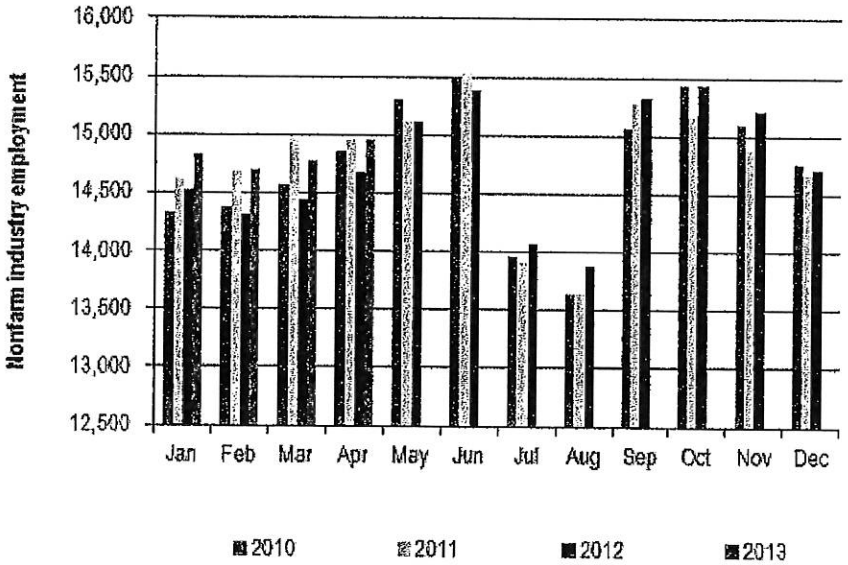
The Kittitas County unemployment rate declined one percentage point between April 2012 and April 2013.

Total nonfarm employment

Businesses and government organizations across Washington supplied 2,918,000 nonfarm jobs this April (not seasonally adjusted), compared to 2,850,800 jobs in April 2012. This equated to a 2.4 percent over-the-year statewide employment increase. Washington's labor market has been growing for 31 months (from October 2010 through April 2013).

Kittitas County's year-over-year nonfarm job growth began in July of 2012 and this uptrend has been continuing for the last ten months (i.e. from July 2012 through April 2013). In April 2013, local nonfarm employers provided 14,960 jobs, a 1.8 percent and 270-job increase from the 14,690 jobs tallied in April of last year.

Figure 2. Nonfarm industry employment
Kittitas County, January 2010 through April 2013
Source: Employment Security Department/LMEA



Nonfarm employers in Kittitas County provided 14,960 nonfarm jobs in April 2013, a 1.8-percent expansion since April 2012.

Employment and unemployment

Washington's Civilian Labor Force (CLF) stabilized in 2012, following a 1.0 percent and 33,770-resident decrease in the labor force in 2011. However, the labor force decreased year over year during the last five calendar months of 2012 – a weak finish to the year. The CLF also downsized in the first three months of 2013, before stabilizing this April. Washington's labor force was estimated to be 3,468,930 in April 2013, virtually identical to the 3,469,660 residents in the labor force in April of last year. The bottom line: the State's labor force has either stagnated or contracted year over year in each of the past nine months.

Kittitas County's CLF decreased 0.9 percent in 2011 and 0.4 percent in 2012, and in fact, the local labor force decreased year-over-year in 24 of the past 28 months (i.e., from January 2011 through April 2013). A shrinking labor force is not good economic news. Between the Aprils of 2012 and 2013 the Kittitas County labor force contracted from 21,440 to 21,270 residents, respectively. However, fewer residents were unemployed this April versus the same month in 2012 (1,740 residents were unemployed in April 2012 versus 1,510 in April 2013). Hence, although the labor force shrank between the Aprils of 2012 and 2013, the number of unemployed decreased at a faster pace and the unemployment rate fell one percentage point, as shown in *Figure 3*.

Figure 3. Labor force and industry employment, not seasonally adjusted
Kittitas County, April 2013
Source: Employment Security Department/LMEA

Kittitas County	Preliminary Apr-13	Revised Mar-13	Revised Apr-12	Change Mar-13 Apr-13	Change Apr-12 Apr-13	Change Apr-12 Apr-13 %
Labor force and unemployment						
Civilian labor force	21,270	20,840	21,440	430	-170	-0.8%
Resident employment	19,760	19,060	19,700	700	60	0.3%
Unemployment	1,510	1,780	1,740	-270	-230	-13.2%
Unemployment rate	7.1	8.6	8.1	-1.5	-1.0	
Industry employment						
Total nonfarm[1]	14,960	14,780	14,690	180	270	1.8%
Total private	8,740	8,600	8,600	140	140	1.6%
Goods producing	1,050	1,020	1,100	30	-50	-4.5%
Natural resources, mining and construction	550	520	560	30	-10	-1.8%
Manufacturing	500	500	540	0	-40	-7.4%
Service providing	13,910	13,760	13,590	150	320	2.4%
Wholesale trade	560	570	560	-10	0	0.0%
Retail trade	1,660	1,660	1,610	0	50	3.1%
Transportation, warehousing and utilities	270	270	280	0	-10	-3.6%
Information and financial activities	600	590	560	10	40	7.1%
All other services	4,600	4,490	4,490	110	110	2.4%
Health services and social assistance	1,030	1,020	1,110	10	-80	-7.2%
Accommodation and food services	2,250	2,150	2,140	100	110	5.1%
Government	6,220	6,180	6,090	40	130	2.1%
Federal government	140	130	130	10	10	7.7%
State and local government	6,080	6,050	5,960	30	120	2.0%
State & local government education	4,380	4,350	4,260	30	120	2.8%
Workers in labor/management disputes	0	0	0	0	0	

[1]Excludes proprietors, self-employed, members of the armed services, workers in private households, and agriculture. Includes all full- and part-time wage and salary workers receiving pay during the pay period including the 12th of the month. Columns may not add due to rounding.

Nonfarm employment in Kittitas County increased 1.8 percent, a gain of 270 jobs, between April 2012 and April 2013.

Nonfarm industry employment

Preliminary estimates shown in Figure 3 indicate that Kittitas County's nonfarm employers netted 270 more jobs in April 2013 than in April 2012, a 1.8-percent upturn. Following is a summary of recent over-the-year changes, by major industry:

- Natural resources, mining, and construction employment (with the majority of these jobs in construction) in Kittitas County decreased from 670 jobs in 2011 to 630 in 2012, an annual average loss of 40 jobs. This downtrend in the number of construction jobs has continued in each of the first four months of 2013. Conversely, across Washington, construction has posted year-over-year

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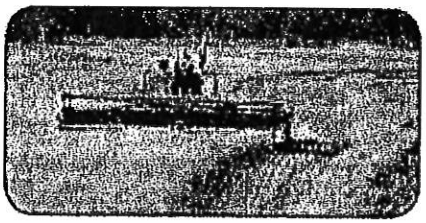


Kittitas County
Labor Area Summary
May 2013

Donald W. Meseck, Regional Labor Economist
Employment Security Department
Yakima WorkSource, 306 Division Street, Yakima, WA 98902
Phone: (509) 573-4564; E-mail: dmeseck@esd.wa.gov
Website: https://fortress.wa.gov/esd/employmentdata/

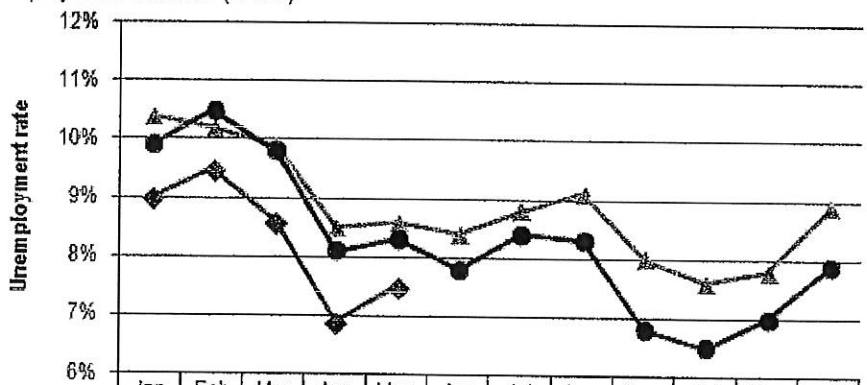
Overview

This report provides current updates on the Kittitas County economy. It incorporates the most recent, not seasonally adjusted, nonfarm employment and civilian labor force data. Analysis focuses on year-over-year changes (between May 2012 and May 2013) in unemployment and on year-over-year employment trends in major industries in Kittitas County.

Unemployment rates

Washington state's annual average unemployment rate decreased one full percentage point between 2011 and 2012, from 9.2 percent to 8.2 percent. Between the Mays of 2012 and 2013 the rate fell from 8.3 to 6.6 percent, a one and seven-tenths percentage point drop. The May 2013 unemployment rate of 7.5 percent (not seasonally adjusted) in Kittitas County decreased eight-tenths of a percentage point below the 8.3-percent reading in May 2012. This May was the fifteenth consecutive month of year-over-year decreases in the local unemployment rate (i.e. the monthly unemployment rate has been declining since March 2012).

Figure 1. Unemployment rates, not seasonally adjusted
Kittitas County, January 2011 through May 2013
Source: Employment Security Department/LMEA; U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS)



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	10.4%	10.2%	9.9%	8.5%	8.6%	8.4%	8.8%	9.1%	8.0%	7.6%	7.8%	8.9%
2012	9.9%	10.5%	9.8%	8.1%	8.3%	7.8%	8.4%	8.3%	6.8%	6.5%	7.0%	7.9%
2013	9.0%	9.5%	8.6%	6.9%	7.5%							

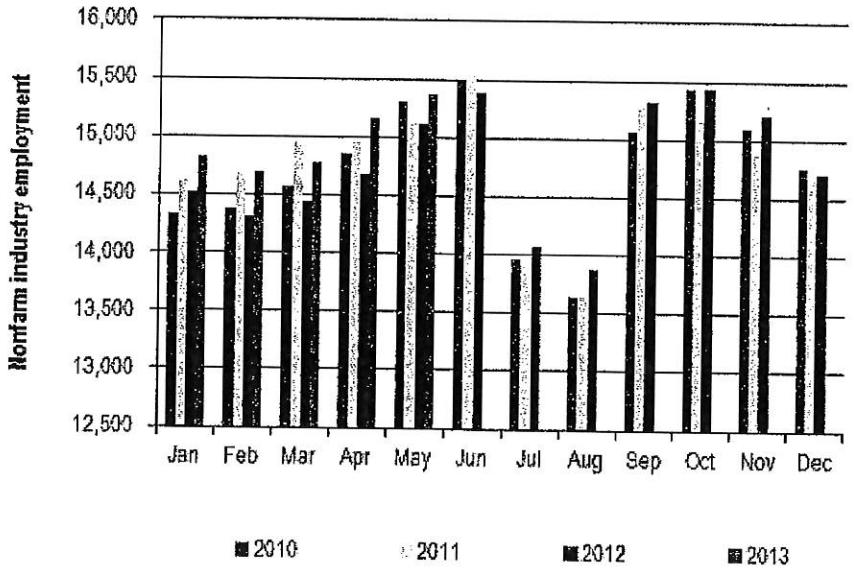
The Kittitas County unemployment rate declined eight-tenths of a percentage point between May 2012 and May 2013.

Total nonfarm employment

Businesses and government organizations across Washington supplied 2,939,600 nonfarm jobs this May (not seasonally adjusted), compared to 2,878,800 jobs in May 2012. This equated to a 2.1 percent over-the-year statewide employment increase. Washington's labor market has been growing for 32 months (from October 2010 through May 2013).

Kittitas County's year-over-year nonfarm job growth began in July of 2012 and this uptrend has continued for the last eleven months (i.e. from July 2012 through May 2013). In May 2013, local nonfarm employers provided 15,380 jobs, a 1.8 percent and 270-job increase from the 15,110 jobs tallied in May of last year.

Figure 2. Nonfarm industry employment
Kittitas County, January 2010 through May 2013
Source: Employment Security Department/LMEA



Nonfarm employers in Kittitas County provided 15,380 nonfarm jobs in May 2013, a 1.8-percent expansion since May 2012.

Employment and unemployment

Washington's Civilian Labor Force (CLF) stabilized in 2012, following a 1.0 percent and 33,770-resident decrease in the labor force in 2011. However, the labor force decreased year over year during the last five calendar months of 2012 – a weak finish to the year. The CLF also downsized in the first three months of 2013, before stabilizing in April and May 2013. Washington's labor force was estimated to be 3,485,760 in May 2013, virtually identical to the 3,485,540 residents in the labor force in May of last year. The bottom line: the State's labor force has either stagnated or contracted year over year in each of the past ten months.

Kittitas County's CLF decreased 0.9 percent in 2011 and 0.4 percent in 2012. In each of the past seven months (i.e., from November 2011 through May 2013) the CLF stagnated or posted year-over-year losses – and a shrinking labor force is generally not good economic news. Specifically, between the Mays of 2012 and 2013 the Kittitas County labor force contracted from 21,130 to 21,050 residents. The good news was that fewer residents were unemployed this May versus the same month in 2012 (1,750 residents were unemployed in May 2012 versus 1,570 in May 2013). Hence, although the County's labor force shrank between the Mays of 2012 and 2013, the number of unemployed decreased more rapidly, and the unemployment rate declined eight-tenths of a percentage point year over year (as shown in *Figure 3*).

Figure 3. Labor force and industry employment, not seasonally adjusted
Kittitas County, May 2013
Source: Employment Security Department/LMEA

Kittitas County	Preliminary May-13	Revised Apr-13	Revised May-12	Change Apr-13 May-13	Change May-12 May-13	Change May-12 May-13 %
Labor force and unemployment						
Civilian labor force	21,050	21,450	21,130	-400	-80	-0.4%
Resident employment	19,480	19,980	19,380	-500	100	0.5%
Unemployment	1,570	1,470	1,750	100	-180	-10.3%
Unemployment rate	7.5	6.9	8.3	0.6	-0.8	
Industry employment						
Total nonfarm[1]	15,380	15,160	15,110	220	270	1.8%
Total private	9,100	8,890	9,020	210	80	0.9%
Goods producing	1,100	1,060	1,180	40	-80	-6.8%
Natural resources, mining and construction	600	550	630	50	-30	-4.8%
Manufacturing	500	510	550	-10	-50	-9.1%
Service providing	14,280	14,100	13,930	180	350	2.5%
Wholesale trade	560	560	560	0	0	0.0%
Retail trade	1,690	1,660	1,630	30	60	3.7%
Transportation, warehousing and utilities	270	270	280	0	-10	-3.6%
Information and financial activities	610	610	580	0	30	5.2%
All other services	4,870	4,730	4,790	140	80	1.7%
Health services and social assistance	1,030	1,040	1,120	-10	-90	-8.0%
Accommodation and food services	2,490	2,380	2,390	110	100	4.2%
Government	6,280	6,270	6,090	10	190	3.1%
Federal government	150	130	140	20	10	7.1%
State and local government	6,130	6,140	5,950	-10	180	3.0%
State & local government education	4,430	4,430	4,280	0	150	3.5%
Workers in labor/management disputes	0	0	0	0	0	.

[1]Excludes proprietors, self-employed, members of the armed services, workers in private households, and agriculture.
Includes all full- and part-time wage and salary workers receiving pay during the pay period including the 12th of the month.
Columns may not add due to rounding.

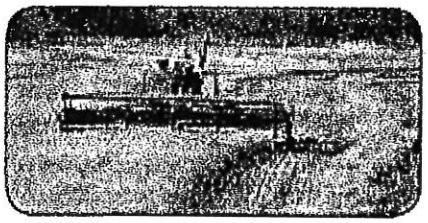
Nonfarm employment in Kittitas County increased 1.8 percent, a gain of 270 jobs, between May 2012 and May 2013.

Nonfarm industry employment

Preliminary estimates indicate that Kittitas County's nonfarm employers netted 270 more jobs in May 2013 than in May 2012, a 1.8-percent upturn. Following is a summary of recent over-the-year changes, by major industry:

- Natural resources, mining, and construction employment (with the majority of these jobs in construction) in Kittitas County decreased from 670 jobs in 2011 to 630 in 2012, an annual average loss of 40 jobs. This downtrend in the number of construction jobs has continued in each of the first five months of 2013. Conversely, across Washington, construction employment has risen for

CWHBA EX 3C



Kittitas County
Labor Area Summary
June 2013

Donald W. Meseck, Regional Labor Economist
Employment Security Department
Yakima WorkSource, 306 Division Street, Yakima, WA 98902
Phone: (509) 573-4564; E-mail: dmeseck@esd.wa.gov
Website: https://fortress.wa.gov/esd/employmentdata/

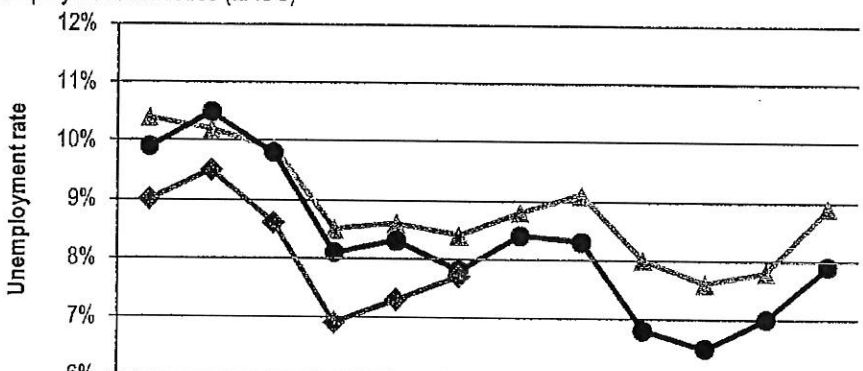
Overview

This report provides current updates on the Kittitas County economy. It incorporates the most recent, not seasonally adjusted, nonfarm employment and civilian labor force data. Analysis focuses on year-over-year changes (between June 2012 and June 2013) in unemployment and on year-over-year employment trends in major industries in Kittitas County.

Unemployment rates

Washington state's annual average not seasonally adjusted unemployment rate decreased one full percentage point between 2011 and 2012, from 9.2 percent to 8.2 percent. Between the Junes of 2012 and 2013 the rate fell from 8.3 to 7.0 percent, a decrease of one and three-tenths percentage points. The June 2013 unemployment rate of 7.7 percent (not seasonally adjusted) in Kittitas County edged downwards one-tenth of a percentage point from the 7.8-percent reading in June 2012, as shown in *Figure 1*. This June was the sixteenth consecutive month of year-over-year decreases in the local unemployment rate (i.e. the monthly unemployment declined from March 2012 through June 2013).

Figure 1. Unemployment rates, not seasonally adjusted
Kittitas County, January 2011 through June 2013
Source: Employment Security Department/LMEA; U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS)



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	10.4%	10.2%	9.9%	8.5%	8.6%	8.4%	8.8%	9.1%	8.0%	7.6%	7.8%	8.9%
2012	9.9%	10.5%	9.8%	8.1%	8.3%	7.8%	8.4%	8.3%	6.8%	6.5%	7.0%	7.9%
2013	9.0%	9.5%	8.6%	6.9%	7.3%	7.7%						

AVERAGE 2012. 8.275

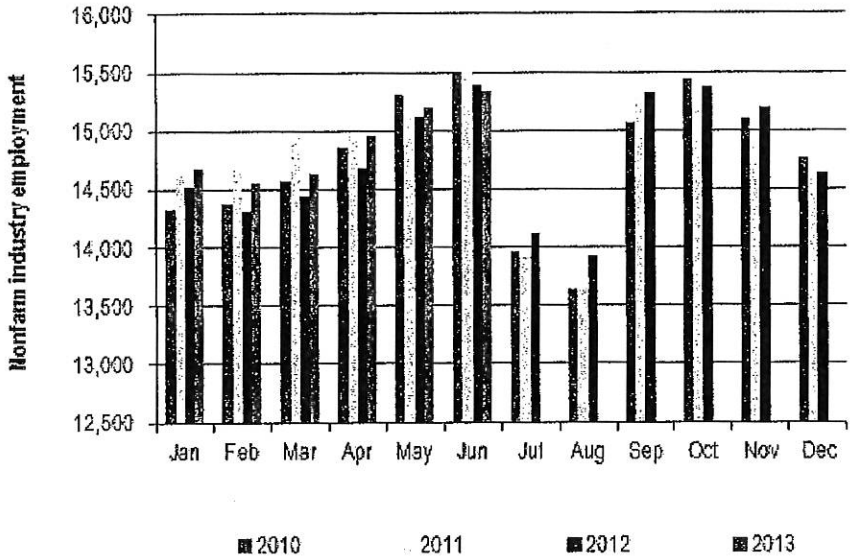
The Kittitas County unemployment rate declined one-tenth of a percentage point between June 2012 and June 2013.

Total nonfarm employment

Businesses and government organizations across Washington supplied 2,966,300 nonfarm jobs this June (not seasonally adjusted), compared to 2,898,800 jobs in June 2012. This equated to a 2.3 percent over-the-year statewide employment increase. Washington's labor market has been growing for 33 months (from October 2010 through June 2013).

Kittitas County's year-over-year nonfarm job growth began in July of 2012 and has been positive in ten of these past twelve months. In June 2013, local nonfarm employers provided 15,340 jobs, a 0.3 percent and 50-job decrease from the 15,390 jobs tallied in June of last year.

Figure 2. Nonfarm industry employment
Kittitas County, January 2010 through June 2013
Source: Employment Security Department/LMEA



Nonfarm employers in Kittitas County provided 15,340 nonfarm jobs in June 2013, a 0.3-percent contraction since June 2012.

Employment and unemployment

Washington's Civilian Labor Force (CLF) stabilized in 2012, following a 1.0 percent and 33,770-resident decrease in the labor force in 2011. However, the labor force decreased year over year during the last five calendar months of 2012 – a weak finish to the year. The CLF continued to shrink in the each of the first three months of 2013 before stabilizing in April and May 2013, and finally increasing slightly between the Junes of 2012 and 2013. Washington's labor force was estimated to be 3,520,080 in June 2013, a 0.2-percent upturn from the 3,514,040 residents in the labor force in June of last year.

Kittitas County's CLF decreased 0.9 percent in 2011 and 0.4 percent in 2012. Further, the local labor force either stabilized or posted year-over-year losses in each of the past eight months (i.e., from November 2012 through June 2013) – and a shrinking labor force is not good economic news. Between the Junes of 2012 and 2013 the Kittitas County labor force contracted from 21,250 to 20,850 residents. The good news was that fewer residents were unemployed this June versus the same month in 2012 (1,660 residents were unemployed in June 2012 versus 1,600 in June 2013). Although the County's labor force shrank between the Junes of 2012 and 2013, the number of unemployed decreased more rapidly, and hence the unemployment rate dipped one tenth of a percentage point year over year (as shown in *Figure 3*).

A DECLINE IN THE CIVILIAN LABOR FORCE SHOWS THAT THERE IS NEGATIVE GROWTH IN KITTITAS COUNTY. WITH NEGATIVE JOB GROWTH OVERALL BUILDERS CANNOT BUILD NEW CONSTRUCTION AND LENDERS ARE RELUCTANT TO LOAN. SOME LOW END [illegible] CONSTRUCTED UNDER A PROGRAM FOR ZERO DOWN.

Figure 3. Labor force and industry employment, not seasonally adjusted
Kittitas County, June 2013
Source: Employment Security Department/LMEA

Kittitas County	Preliminary Jun-13	Revised May-13	Revised Jun-12	Change May-13 Jun-13	Change Jun-12 Jun-13	Jun-12 Jun-13 %
Labor force and unemployment						
Civilian labor force	20,850	20,850	21,250	0	-400	-1.9%
Resident employment	19,250	19,320	19,590	-70	-340	-1.7%
Unemployment	1,600	1,530	1,660	70	-60	-3.6%
Unemployment rate	7.7	7.3	7.8	0.4	-0.1	
Industry employment						
Total nonfarm[1]	15,340	15,200	15,390	140	-50	-0.3%
Total private	9,250	8,950	9,320	300	-70	-0.8%
Goods producing	1,320	1,230	1,270	90	50	3.9%
Natural resources, mining and construction	700	660	670	40	30	4.5%
Manufacturing	620	570	600	50	20	3.3%
Service providing	14,020	13,970	14,120	50	-100	-0.7%
Wholesale trade	580	590	550	-10	30	5.5%
Retail trade	1,680	1,660	1,620	20	60	3.7%
Transportation, warehousing and utilities	240	250	270	-10	-30	-11.1%
Information and financial activities	580	570	600	10	-20	-3.3%
All other services	4,850	4,650	5,010	200	-160	-3.2%
Health services and social assistance	1,040	1,040	1,110	0	-70	-6.3%
Accommodation and food services	2,610	2,440	2,580	170	30	1.2%
Government	6,090	6,250	6,070	-160	20	0.3%
Federal government	170	150	170	20	0	0.0%
State and local government	5,920	6,100	5,900	-180	20	0.3%
State & local government education	4,180	4,390	4,200	-210	-20	-0.5%
Workers in labor/management disputes	0	0	0	0	0	

[1]Excludes proprietors, self-employed, members of the armed services, workers in private households, and agriculture.
Includes all full- and part-time wage and salary workers receiving pay during the pay period including the 12th of the month.
Columns may not add due to rounding.

Nonfarm employment in Kittitas County decreased 0.3 percent, a loss of 50 jobs, between June 2012 and June 2013.

Nonfarm industry employment

Preliminary estimates indicate that Kittitas County's nonfarm employers netted 50 fewer jobs in June 2013 than in June 2012, a 0.3-percent downturn. Following is a summary of recent over-the-year changes, by major industry:

- Natural resources, mining, and construction employment (with the majority of these jobs in construction) in Kittitas County decreased from 670 jobs in 2011 to 650 in 2012, an annual average loss of 20 jobs. But this downtrend has reversed itself. In fact, for the past nine consecutive months (i.e. from October 2012 through June 2013) construction employment posted over-the-year growth

in Kittitas County. Across Washington, construction employment has grown for the last 16 months (i.e., from March 2012 - June 2013). More good news is found in recent home sales data. According to the *Real Review Data Report: June 2013*, prepared by KMW Enterprises LLC, Selah, WA, the number of homes sold countywide from January through June 2013 was 337, up by 27.2 percent from the 265 homes sold during the first half of 2012. The dollar value of home sales also rose, by 38.5 percent, from $61.8-million to $85.6-million.

- On an annual average basis, manufacturing netted 50 more jobs countywide in 2012 than in 2011, and between June 2012 and June 2013 employment in this industry advanced from 600 to 620, a 20-job and 3.3-percent increase.
- Approximately three-quarters of Kittitas County's wholesale trade jobs are with "merchant wholesalers of nondurable goods" (North American Industry Classification System or NAICS 424). In Kittitas County, this equates primarily to firms engaged in the wholesale trade of Timothy Hay. Annual average wholesale trade employment decreased from 610 to 550 (down 9.8 percent) between 2011 and 2012, but rose by 30 jobs, a 5.5-percent upturn, between the Junes of 2012 and 2013. However, it seems unlikely that employment in this industry will rise between the Julys of 2012 and 2013. Why? Repeated rains during the last half of June 2013 damaged this year's timothy hay crop. An article in the 8 July 2013 edition of the Ellensburg *Daily Record* stated: "Longtime Kittitas County hay processor and exporter Rollie Bernth says the repeated rains during this year's first cutting of timothy hay and resulting color damage likely is the worst he's witnessed in 35 years. Bernth, president of Ward Rugh Inc. of Ellensburg, said perhaps up to 90 percent of the first cutting has rain damage to some extent, and estimated the large majority of affected hay is heavily damaged. "There are a lot of depressed farmers out there," he said. "This definitely is not a good year for the first cutting." . . . The condition of the first cutting and baling of Kittitas Valley timothy hay is crucial. The first cutting can be 75 to 80 percent of a grower's income for the year, with the second cutting making up the rest."
- Retail trade stores had a good year in 2012 by providing 1,610 part- and full-time jobs. This equated to a 50-job and 3.2-percent expansion from the 1,560 retail jobs available during 2011. The uptrend continued this June as retail trade rose to 1,680 from the 1,620 retail trade positions tallied during June 2012, a 3.7-percent upturn (as shown in *Figure 3*).
- On the downside, health services and social assistance posted a 40-job and 3.9 percent increase in 2012 – good news for the local economy. However, in June 2013 this industry tallied 1,040 jobs, 70 fewer than the 1,110 provided in June 2012. This is a concerning trend, and one that will bear watching in the months ahead.
- Accommodation and food services businesses accounted for 2,610 jobs this June, up by 30 from the 2,580 provided countywide in June 2012, a 1.2 percent increase. This increase is good news for the Kittitas County economy because accommodation and food services businesses (primarily hotels and restaurants) lost 20 jobs, a 0.9-percent downturn, between 2011 and in 2012.
- State and local government education tallied 4,180 jobs in June 2013 versus 4,200 in June 2012, a 0.5-percent and 20-job decrease. This category includes student employment at Central Washington University (CWU).

CWHBA EX 4

Northwest
Multiple Listing Service®

Home sales, prices still rising in Western Washington despite lean inventory and increasing mortgage rates

KIRKLAND, Wash. (Aug. 6, 2013) – Rising interest rates, rising prices and rising consumer confidence are creating a "positive cyclone of home sales activity," according to members of the Northwest Multiple Listing Service. A robust job market around the Greater Seattle area is also spurring sales.

Member-brokers reported 9,565 pending sales during July for an increase of more than 13.6 percent from a year ago – the highest year-over-year gain since January. Last month's mutually accepted offers across 21 counties also marked a slight improvement on June's total of 9,484 pending sales.

Northwest MLS director John Deely, the principal managing broker at Coldwell Banker Bain in Seattle, said multiple offers are being reported in all price ranges "with properly priced new listings, and we're still seeing a surprising number of all cash buyers." He also noted many transactions are conditioned on the closing of a pending sale as move-up sellers enter the market to buy a new property.

The number of closed sales and the prices on those transactions both rose by double digits compared to a year ago. Members recorded 7,772 completed transactions area-wide to outgain the year-ago volume by 27.5 percent. The median price of those closed sales, which included single family homes and condominiums, was $282,363. That's up 10.8 percent from the year-ago figure of $254,900.

"We experienced a mini power surge of sales activity that was touched off by a sudden raise of interest rates during the month of May," observed J. Lennox Scott, chairman and CEO of John L. Scott Real Estate. Scott attributes part of the surging activity to buyers who rushed forward to purchase a home before rates climb higher. He also reported more sellers are listing their homes "due to the realization that the next home they purchase will be at a higher interest rate." As these sellers become buyers, they're contributing to the "positive cyclone of sales activity," Scott stated.

MLS members added 10,860 new listings to inventory during July to boost the system-wide selection to 25,272 active listings. That is only about 5.5 percent fewer listings than a year ago when inventory stood at 26,747 active listings.

Despite improving inventory overall, supplies remained low, particularly around job centers. Area-wide there is about 2.6 months of supply, which indicates a seller's market. (In a normal market, a healthy supply level favoring neither buyers nor sellers is around 6 months, according to industry analysts.)

Three counties have less than three months of supply. At the current pace of sales in King County, it would take just 1.5 months to sell the current supply. In Snohomish there is only 1.6 months of supply and in Thurston County the existing supply would be exhausted in about 2.9 months.

Deely said some sellers are testing the waters with aggressive pricing, but they are experiencing longer market times.

-more-

MLS director Frank Wilson, representing Kitsap County where there is 3.3 months of supply, expects the seller's market will continue for at least the next few months. He noted 16 percent more homes in Kitsap County went under contract than the same month a year ago, crediting some of that uptick to the sense of urgency that buyers are feeling because of recent jumps in interest rates.

The average fixed rate on a 30-year mortgage was 4.37 percent last week, up from January's rate of 3.41, according to Freddie Mac.

Buyers should be aware of interest rates now and lock in a rate, stressed Wilson, the Kitsap District manager and branch managing broker at John L. Scott Real Estate Poulsbo – Kingston. "There is nothing more disappointing than having your offer accepted on a home, then have an interest rate jump disqualify you from the purchase," he remarked, adding, "If you want to gamble go to Las Vegas; if you want to buy a home lock the rate."

Brokers believe robust private sector job growth should have a positive impact on sales momentum. "Builders will have to keep up with the influx of families moving to the area for employment in order to sustain our growing need for housing," remarked Mike Grady, president and COO of Coldwell Banker Bain in Bellevue.

Buyers searching for single family homes may have an easier time than those seeking condominiums.

Northwest MLS figures show the inventory for single family homes is down 4.6 percent from a year ago, while the selection of condo listings has declined about 13.2 percent. Prices on single family homes that closed during July were up about 9.9 percent from a year ago. Condo prices jumped more than 16.8 percent.

Prices for single family homes (excluding condominiums) in King County continue to climb, with last month's completed transactions commanding a median sales price of $434,000. That figure reflects an increase of 15.7 percent from a year ago when the median price was $375,250.

Since January, the median sales price for a single family home in King County has risen by $84,000, but the escalation hasn't seemed to crimp activity. Through July, closed sales of single family homes sold with the county have outgained year-ago totals by nearly 17.9 percent. "This is one of the busiest summer markets I have observed in my 30 plus year real estate career," Deely commented.

Although some economists expect weaker U.S. economic growth for the remaining months of 2013 and moderating home price increases, brokers say investors are active participants in the local housing market.

"It's a perfect time to be an investor in Kitsap," said Wilson. "Home price have not yet started to rise substantially and the rental vacancy rate continues to drop as more homeowners become renters due to short sales or foreclosure."

Northwest Multiple Listing Service, owned by its member real estate firms, is the largest full-service MLS in the Northwest. Its membership includes more than 21,000 real estate brokers. The organization, based in Kirkland, Wash., currently serves 21 counties in Washington state.

Statistical Summary by Counties: Market Activity Summary – **July 2013**

Single Fam. Homes + Condos	LISTINGS		PENDING SALES	CLOSED SALES			MONTHS SUPPLY
	New Listings	Total Active	# Pending Sales	# Closings	Avg. Price	Median Price	
King	4,051	5,728	3,788	3,293	$466,755	$398,888	1.51
Snohomish	1,578	2,359	1,470	1,141	$308,471	$291,000	1.60
Pierce	1,605	3,495	1,541	1,198	$243,623	$220,000	2.27
Kitsap	515	1,542	465	385	$287,209	$232,950	3.32
Mason	177	849	115	66	$199,365	$177,000	7.38
Skagit	262	855	214	170	$258,452	$230,250	4.00
Grays Harbor	195	868	134	86	$142,313	$142,500	6.48
Lewis	157	744	101	79	$138,525	$146,500	7.37
Cowlitz	162	512	117	113	$187,489	$168,000	4.38
Grant	118	592	95	66	$177,192	$154,953	6.23
Thurston	486	1,268	441	340	$240,469	$228,500	2.88
San Juan	56	444	39	19	$491,142	$400,000	11.38
Island	242	899	206	152	$297,795	$250,000	4.36
Kittitas	120	503	79	62	$224,272	$198,500	6.37
Jefferson	107	535	72	43	$289,201	$244,500	7.43
Okanogan	69	503	36	36	$224,699	$166,000	13.97
Whatcom	511	1,641	365	323	$280,667	$252,000	4.50
Clark	75	190	60	41	$237,244	$215,000	3.17
Pacific	81	488	49	32	$118,981	$104,950	9.96
Ferry	10	70	4	2	$157,500	$157,500	17.50
Clallam	112	487	78	58	$187,559	$169,483	6.24
Others	171	700	96	67	$241,263	$215,600	7.29
MLS TOTAL	**10,860**	**25,272**	**9,565**	**7,772**	**$348,291**	**$282,363**	2.64

4-county Puget Sound Region Pending Sales (SFH + Condo combined)
(totals include King, Snohomish, Pierce & Kitsap counties)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	3706	4778	5903	5116	5490	5079	4928	5432	4569	4675	4126	3166
2001	4334	5056	5722	5399	5631	5568	5434	5544	4040	4387	4155	3430
2002	4293	4735	5569	5436	6131	5212	5525	6215	5394	5777	4966	4153
2003	4746	5290	6889	6837	7148	7202	7673	7135	6698	6552	4904	4454
2004	4521	6284	8073	7910	7888	8186	7583	7464	6984	6761	6228	5195
2005	5426	6833	8801	8420	8610	8896	8207	8784	7561	7157	6188	4837
2006	5275	6032	8174	7651	8411	8094	7121	7692	6216	6403	5292	4346
2007	4869	6239	7192	6974	7311	6876	6371	5580	4153	4447	3896	2975
2008	3291	4167	4520	4624	4526	4765	4580	4584	4445	3346	2841	2432
2009	3250	3407	4262	5372	5498	5963	5551	5764	5825	5702	3829	3440
2010	4381	5211	6821	7368	4058	4239	4306	4520	4350	4376	3938	3474
2011	4272	4767	6049	5732	5963	5868	5657	5944	5299	5384	4814	4197
2012	4921	6069	7386	7015	7295	6733	6489	6341	5871	6453	5188	4181
2013	5548	6095	7400	7462	7743	7374	7264					

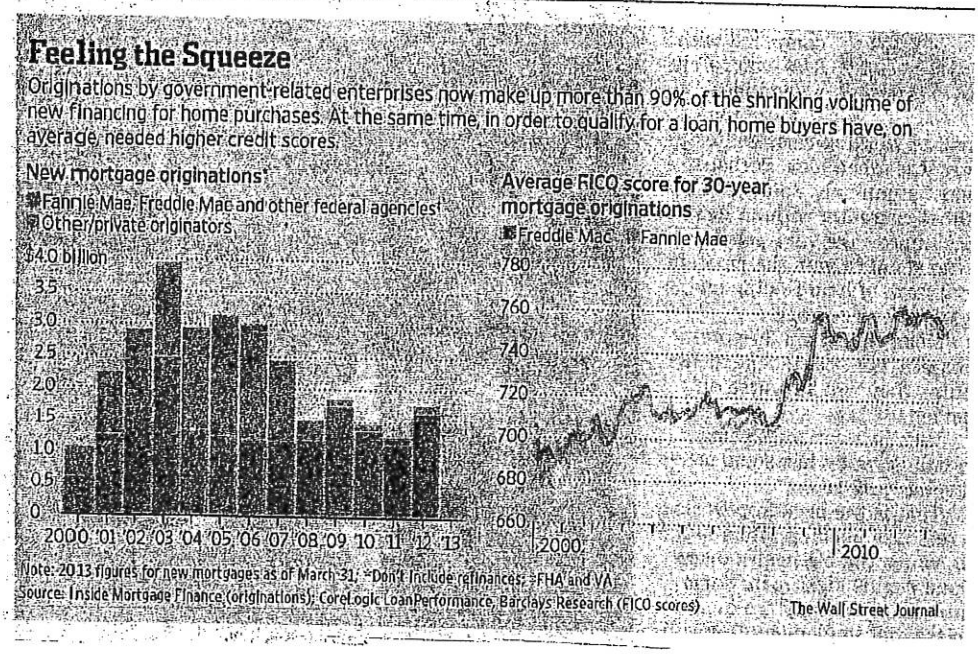
CWHBA EX 5

THE WALL STREET JOURNAL.

U.S. NEWS

Obama to Seek Limited U.S. Mortgage Role

President Would Boost Private Lenders And Ultimately Replace Fannie, Freddie



gage market. Fannie and Freddie have backed at least one-third of all U.S. mortgages over the past two decades; since the crisis, they have guaranteed nearly two-thirds of all home loans.

Though Fannie and Freddie remain unpopular for their roles in the housing crisis, they still provide benefits that many lawmakers may find hard to give up or diminish. The firms don't make mortgages but instead buy and guarantee loans that are packaged into securities. That middleman function attracts an array of investors, which fund mortgages, particularly 30-year, fixed-rate loans that banks don't like to hold on their books.

Such loans have become a bedrock of the U.S. mortgage market but aren't widely available in other countries. Bond investors say eliminating federal support could degrade the deep, liquid credit markets that attract those investors and that have

CWHBA EX 6

Construction Economics

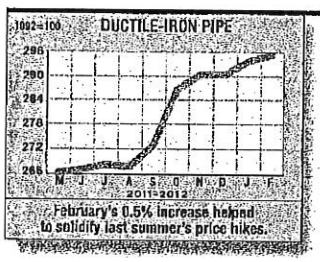
enr.com

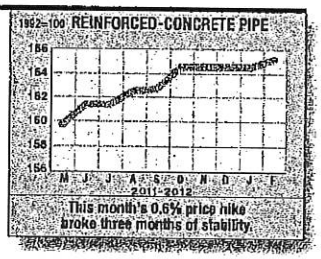
FOR A LOOK AT HISTORICAL COST INDEXES, VISIT ENR.COM/ECONOMICS.

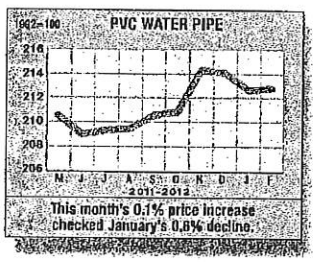
Pipe Prices Post Modest Increases

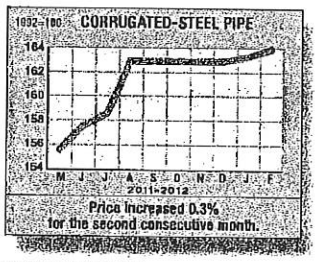
Prices for most construction pipe products posted modest increases in February. ENR's 20-city average price for reinforced-concrete pipe increased between 0.3% and 0.6% this month, lifting average prices 4.4% above a year ago. The Bureau of Labor Statistics' producer price index for RCP last October was up 1.7% for the year. ENR's price for ductile-iron pipe grew an average 0.4% this month, lifting their average price to 10.5% above a year ago. The PPI for fabricated pipe last October was up 7.4% for the year. ENR's average price for PVC water and sewer pipe was up 3.0% for the year, while the PPI for this product in October was up 5.6%.

ENR's Materials Price Indexes









SOURCE: MCGRAW-HILL CONSTRUCTION RESEARCH & ANALYTICS/ENR.

20-City Average

ITEM	UNIT	PRICE	% CHG. MO.	% CHG. YEAR
REINFORCED-CONCRETE PIPE (RCP):				
12"	ft	15.23	+0.3	+5.0
24"	ft	29.46	+0.6	+5.1
36"	ft	58.46	+0.3	+4.2
48"	ft	94.84	+0.5	+3.3
CORRUGATED-STEEL PIPE (CSP):				
12"	ft	9.52	+0.2	+3.6
36"	ft	29.58	+0.3	+5.5
60"	ft	70.55	+0.4	+2.4
VITRIFIED-CLAY PIPE (VCP): PREMIUM JOINT				
12"	ft	15.45	+0.9	+1.9
24"	ft	60.03	+2.9	+4.2
POLYETHYLENE PIPE (PE): UNDERDRAIN				
4"	ft	1.13	0.0	+4.4
POLYVINYLCHLORIDE PIPE (PVC): SEWER				
4"	ft	1.84	+0.1	+3.9
8"	ft	5.73	+0.1	+1.8
Water, 6"	ft	5.90	+0.1	+4.7
8"	ft	9.26	+0.1	+2.5
12"	ft	18.80	+0.1	+2.2
DUCTILE-IRON PIPE (DIP):				
6"	ft	17.56	+0.3	+10.7
8"	ft	25.36	+0.5	+12.2
12"	ft	37.23	+0.3	+8.6
COPPER WATER TUBING: TYPE L				
1/2"	ft	2.40	+0.7	+3.6
1 1/2"	ft	5.62	+1.3	+4.4

Sewer, Water and Drain Pipes

ITEM	UNIT	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE	Canada MONTREAL	Canada TORONTO
REINFORCED-CONCRETE PIPE (RCP):												
12"	ft	11.78	15.34	14.39	—	14.68	12.00	17.10	12.02	15.10	69.50a	62.10a
24"	ft	24.18	30.22	32.85	—	+28.62	21.35	23.95	24.96	31.18	295.00a	124.00a
36"	ft	51.38	49.80	61.05	—	+56.00	45.80	45.90	52.02	60.00	560.00a	338.00a
48"	ft	82.96	90.75	96.00	—	+88.50	72.80	83.10	83.89	97.89	950.00	559.00
CORRUGATED-STEEL PIPE:												
12"	ft	7.99	10.20	9.22	—	+9.45	9.75	+9.66	8.03	10.90	—	39.00a
36"	ft	25.02	35.80	26.19	—	+32.88	36.00	+25.28	25.54	31.76	—	106.44a
60"	ft	63.11	92.00	59.00	—	+67.92	64.00	+54.10	63.89	85.56	292.00	250.50a
VITRIFIED-CLAY PIPE (VCP): PREMIUM JOINT												
12"	ft	13.60	+15.60	—	—	23.40	8.68	+15.95	13.74	18.05	—	16.80
24"	ft	50.46	+49.30	—	—	59.97	43.35	+46.25	50.71	62.50	—	63.75
POLYETHYLENE PIPE (PE): UNDERDRAIN												
4"	ft	0.89	0.85	1.79	—	1.31	0.35	1.20	0.91	1.45	—	0.35a
POLYVINYL-CHLORIDE PIPE (PVC): SEWER												
4"	ft	1.68	1.33	1.90	—	1.79	1.25	1.10	1.79	1.74	8.40 b	6.88
8"	ft	5.50	4.68	5.18	—	6.65	4.74	3.88	5.40	5.51	46.00b	25.86
Water 6"	ft	5.26	5.58	7.88	—	8.30	5.01	3.95	5.30	6.50	41.00b	27.02
8"	ft	8.35	9.78	11.50	—	14.45	6.46	7.85	8.39	8.65	65.00b	45.03
12"	ft	17.94	20.60	26.75	—	28.80	17.65	12.48	18.06	17.75	136.00b	89.37
DUCTILE-IRON PIPE (DIP):												
6"	ft	12.20	17.00	17.30	—	18.35	21.00	17.17	12.31	18.35	65.00	75.83a
8"	ft	18.06	21.00	21.50	—	27.05	36.00	23.39	18.25	22.38	68.00	31.44a
12"	ft	28.94	37.00	30.00	—	38.00	45.00	38.59	30.40	28.65	112.00	189.88a
COPPER WATER TUBING: TYPE L												
1/2"	ft	1.99	2.22	2.86	—	2.52	1.75	2.25	2.04	2.95	4.89	8.80
1 1/2"	ft	4.87	5.92	5.39	—	5.97	7.47	6.00	4.99	5.80	19.95	38.54

(continuation from p. 35) 16 gauge, 36 in. is 14 gauge, and 60 in. is 12 gauge. VCP pipe is ASTM C700, ES. PE pipe is M252, perforated and corrugated. PVC sewer pipe is ASTM D-3034, SDR-35. PVC water pipe is C900, CL 150. DIP pipe is CL 150 with a push-on joint. Copper water tubing pipe is hard and interior diameter. The above prices are not intended to represent the prevailing or average price in a city but are designed to track price movement from a single source for a given product quantity and specification over time. Prices for PVC sewer 4" and 8" and PVC water 6", 8" and 12" for Toronto are per meter.

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Cost Indexes

Construction Cost Index

A 0.3% increase in the CCI's labor component was softened by a 0.1% decline in material costs.

20-CITY: 1913=100	FEB. 2012 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
CONSTRUCTION COST	9188.29	+0.2	+2.2
COMMON LABOR	18636.58	+0.3	+2.1
WAGE $/HR.	37.12	+0.3	+2.1

Building Cost Index

The annual escalation rate of the BCI dropped to just 2.3% this month from 3.0% last month.

20-CITY: 1913=100	FEB. 2012 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
BUILDING COST	5121.52	0.0	+2.3
SKILLED LABOR	8819.64	+0.1	+2.0
WAGE $/HR.	48.96	+0.1	+2.0

Materials Cost Index

A 1.0% increase in the MCI's cement component was offset by a 0.8% decline in lumber prices.

20-CITY: 1913=100	FEB. 2012 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
MATERIALS	2861.91	−0.1	+2.7
CEMENT $/TON	106.44	+1.0	+3.7
STEEL $/CWT	49.35	0.0	+5.1
LUMBER $/MBF	386.55	−0.8	−3.8

Windy City's Inflation Matches U.S. Average

Building costs in Chicago for February were up 2.2% from a year ago, compared to a 2.3% annual increase for the 20-city average Building Cost Index, according to ENR. The Construction Cost Index for Chicago showed a slightly larger annual increased of 3.0%, compared to a 2.2% national average increase. This uptick was due primarily to a 3.3% increase in the Chicago index's labor component, compared to a 2.1% increase for laborer wage costs nationwide.

Cost Indexes by City

1913=100 CITY	CONSTRUCTION COST FEB. '12 INDEX	% CHG. YEAR	BUILDING COST FEB. '12 INDEX	% CHG. YEAR	COMMON LABOR FEB. '12 INDEX	% CHG. YEAR	SKILLED LABOR FEB. '12 INDEX	% CHG. YEAR	MATERIALS FEB. '12 INDEX	% CHG. YEAR
ATLANTA	5877.90	+1.4	3956.20	+4.4	10862.63	0.0	5803.00	+4.0	2828.88	+4.9
BALTIMORE	6535.51	+3.5	4491.61	+3.7	12376.32	+3.2	7007.21	+3.2	2955.66	+4.3
BIRMINGHAM	6379.54	+9.1	3900.41	+1.9	12344.74	+11.3	5828.23	+0.6	2723.45	+3.6
BOSTON	12008.21	+5.0	6299.05	+3.3	26934.21	+5.1	11925.53	+2.8	2860.01	+4.4
CHICAGO	13205.33	+3.0	6468.80	+2.2	29957.89	+3.3	12246.25	+2.4	2937.62	+1.0
CINCINNATI	8391.03	+2.0	4481.31	+3.9	17518.42	+1.5	7239.04	+4.0	2796.83	+3.8
CLEVELAND	10152.60	+0.4	4955.06	+2.7	22268.42	0.0	8601.80	+2.9	2726.77	+2.3
DALLAS	5394.18	−0.4	3867.24	+1.6	9521.05	0.0	5509.91	+4.1	2864.81	−1.3
DENVER	6089.53	+0.8	4177.84	+1.3	13400.00	0.0	5272.07	0.0	2899.24	+3.1
DETROIT	10191.23	+3.1	5345.91	+2.8	22321.05	+3.0	9582.58	+2.5	2756.82	+3.6
KANSAS CITY	10497.62	+0.6	5514.14	+1.1	22668.42	0.0	9566.37	0.0	3038.09	+3.3
LOS ANGELES	10091.80	+0.0	5414.62	+1.1	21800.00	0.0	9503.90	0.0	2915.81	+3.4
MINNEAPOLIS	10513.98	+3.7	5249.17	+1.5	23152.63	+4.0	9309.91	+1.1	2767.71	+2.3
NEW ORLEANS	5735.52	+1.0	3704.78	+2.2	10494.74	0.0	5157.36	+1.3	2818.58	+3.3
NEW YORK CITY	13810.78	+2.9	7245.73	+3.1	31228.95	+2.8	13970.57	+3.1	3135.12	+3.2
PHILADELPHIA	11396.14	+1.1	6196.53	+1.4	25218.42	+0.0	11550.15	+1.1	2924.42	+2.2
PITTSBURGH	8032.71	+2.5	4909.25	+3.8	16678.95	+3.4	8470.27	+6.3	2733.40	−0.7
ST. LOUIS	9609.68	+0.6	4985.51	+2.6	20810.53	0.0	8652.85	+2.5	2744.64	+2.7
SAN FRANCISCO	10207.79	+0.6	5952.27	+1.0	22078.95	0.0	10694.29	0.0	2931.92	+3.4
SEATTLE	9044.65	+3.5	5314.65	+0.9	19105.26	+4.0	9301.50	+0.5	2878.47	+1.7
MONTREAL	8725.56	+7.0	5411.51	+8.2	20263.16	+7.2	8921.92	+9.6	3267.04	+1.7
TORONTO	9955.05	+4.8	5241.41	+4.9	20400.00	+5.3	8006.01	+6.1	3553.31	+3.3

Sewer, Water and Drain Pipe

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT	KANSAS CITY
REINFORCED-CONCRETE PIPE (RCP):												
12"	ft	15.25	24.09	12.00	15.37	+18.05	13.22	−19.05	16.00	16.86	17.90	14.20
24"	ft	34.89	47.96	24.00	32.65	+31.85	25.52	−28.30	36.42	27.93	31.10	31.10
36"	ft	60.20	90.15	40.00	65.00	+59.32	56.91	58.62	68.90	59.15	84.00	61.85
48"	ft	94.62	151.95	62.00	96.05	+95.00	120.40	96.06	99.76	89.25	120.00	107.65
CORRUGATED-STEEL PIPE:												
12"	ft	9.10	11.48	7.82	9.22	10.15	10.40	10.74	10.15	9.35	8.25	10.26
36"	ft	29.35	33.45	27.64	31.00	22.60	29.85	31.33	28.39	30.62	27.42	28.69
60"	ft	64.75	68.75	56.59	69.10	81.30	56.12	70.50	75.98	73.19	87.50	77.92
VITRIFIED-CLAY PIPE (VCP): PREMIUM JOINT												
12"	ft	15.35	19.38	13.70	16.00	15.80	10.57	+13.70	—	—	14.95	13.00
24"	ft	68.00	71.77	68.20	69.00	57.38	64.21	+71.15	—	—	+78.20	50.00
POLYETHYLENE PIPE (PE): UNDERDRAIN												
4"	ft	1.48	—	0.35	1.23	1.95	1.23	+1.10	1.57	1.23	0.82	—
POLYVINYL-CHLORIDE PIPE (PVC): SEWER												
4"	ft	2.32	3.10	2.05	1.85	2.60	+1.53	1.10	3.05	1.98	1.78	1.50
8"	ft	6.50	—	7.64	5.42	7.88	+4.40	5.56	7.28	7.84	4.55	4.85
Water 6"	ft	7.15	1.63	5.75	6.65	8.95	+5.29	3.85	9.19	6.33	6.23	2.53
8"	ft	10.09	2.91	8.88	10.92	10.05	+13.41	5.93	10.33	9.56	11.78	4.55
12"	ft	19.10	10.96	19.18	21.97	17.22	+17.98	15.05	17.30	18.00	23.48	11.10
DUCTILE-IRON PIPE (DIP):												
6"	ft	17.40	27.21	10.37	+16.90	19.75	24.88	15.10	18.98	18.23	15.75	11.80
8"	ft	24.00	36.95	14.38	+23.88	33.92	48.64	+22.15	24.76	24.19	21.65	16.20
12"	ft	35.98	50.11	24.29	+34.93	38.50	64.42	+36.15	39.12	35.80	34.82	27.30
COPPER WATER TUBING: TYPE L												
1/2"	ft	+2.77	+1.31	2.73	2.39	2.80	+1.31	+2.15	2.95	3.05	−2.70	3.24
1 1/2"	ft	+5.62	+5.76	4.85	5.75	5.25	+5.76	5.48	5.05	5.25	7.64	4.56

+ or − denotes price has risen or fallen since previous report; a=meters, includes federal tax; b=meters, excludes tax; c=1.5 meters. Monthly market quotations by ENR field reporters as of Feb. 3, 2012. All prices are spot prices quoted from a single source. Quotes are delivered prices unless noted. Some prices may include taxes or discounts for prompt payment, etc. Product specification may vary, depending on what is most commonly used or most accessible in a city. All quantities are truckloads unless noted. Quotes for Montreal and Toronto are in Canadian dollars and a mix of metric and American units. RCP pipe is ASTM C76; 12 in. and 24 in. are rubber-gasket jointed, while others are non-corrugated. Corrugated steel pipe is plain galvanized; 12 in. is (continued on p. 36)

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CWHBA EX 7

ENR Construction Cost Index History

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Average	% Change	20 Yr Avg
1989	-	-	-	-	-	-	-	-	-	-	-	-	4615	-	
1990	4680	4685	4691	4693	4707	4732	4734	4752	4774	4771	4787	4777	4732	2.5%	
1991	4777	4773	4772	4766	4801	4818	4854	4892	4891	4892	4896	4889	4835	2.2%	
1992	4888	4884	4927	4946	4965	4973	4992	5032	5042	5052	5058	5059	4985	3.1%	
1993	5071	5070	5106	5167	5262	5260	5252	5230	5255	5264	5278	5310	5210	4.5%	
1994	5336	5371	5381	5405	5405	5408	5409	5424	5437	5437	5439	5439	5408	3.8%	
1995	5443	5444	5435	5432	5433	5432	5484	5506	5491	5511	5519	5524	5471	1.2%	
1996	5523	5532	5537	5550	5572	5597	5617	5652	5683	5719	5740	5744	5622	2.8%	
1997	5765	5769	5759	5799	5837	5860	5863	5854	5851	5848	5838	5858	5825	3.6%	
1998	5852	5874	5875	5883	5881	5895	5921	5929	5963	5986	5995	5991	5920	1.6%	
1999	6000	5992	5986	6008	6006	6039	6076	6091	6128	6134	6127	6127	6060	2.3%	
2000	6130	6160	6202	6201	6233	6238	6225	6233	6224	6259	6266	6283	6221	2.7%	
2001	6281	6272	6279	6286	6288	6318	6404	6389	6391	6397	6410	6390	6342	1.9%	3.20%
2002	6462	6462	6502	6480	6512	6532	6605	6592	6589	6579	6578	6563	6538	3.1%	
2003	6581	6640	6627	6635	6642	6694	6695	6733	6741	6771	6794	6782	6695	2.4%	
2004	6825	6862	6957	7017	7065	7109	7126	7188	7298	7314	7312	7308	7115	6.3%	
2005	7297	7298	7309	7355	7398	7415	7422	7479	7540	7563	7630	7647	7446	4.7%	
2006	7660	7689	7692	7695	7691	7700	7721	7722	7763	7883	7911	7888	7751	4.1%	
2007	7880	7880	7856	7865	7942	7939	7959	8007	8050	8045	8092	8089	7967	2.8%	
2008	8090	8094	8109	8112	8141	8185	8293	8362	8557	8623	8602	8551	8310	4.3%	
2009	8549	8533	8534	8528	8574	8578	8566	8564	8586	8596	8592	8641	8570	3.1%	
2010	8660	8672	8671	8677	8761	8805	8844	8837	8836	8921	8951	8952	8799	2.7%	
2011	8938	8998	9011	9027	9035	9053	9080	9088	9116	9147	9173	9172	9070	3.1%	
2012	9176	9198	9268	9273	9290	9291	9324	9351	9341	9376	9398		9299	2.5%	

200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board ft of 2 x 4 lumber at the 20-city price.

CWHBA EX8

Chapter 14.02
IMPACT FEES

Sections:

14.02.050 Findings.
14.02.100 Definitions.
14.02.120 Impact fees.
14.02.150 Assessment of impact fees.
14.02.200 Concurrency.
14.02.240 Exemptions.
14.02.260 Adjustments.
14.02.300 Appeals.
14.02.340 Severability.
14.02.360 Effective date.

14.02.050 Findings.
The city council of the city of Ellensburg determines and finds as follows:

A. New growth and development activity, including but not limited to residential, commercial, industrial, and institutional development in the city of Ellensburg, will create additional demand for public facilities beyond the extent to which current city facilities are able to provide existing levels and quality of service.

B. The city of Ellensburg has not secured other financial commitments or sources necessary to serve the new growth and development with public facilities at the level of service established by the city.

C. New growth and development should pay a proportionate share of the cost of the new public facilities occasioned by such growth and development; and such payments should be used to address deficiencies in facilities that are reasonably related to the new development.

D. Accurate and equitable procedures for measuring the impact of new growth and development on public facilities, establishing the existing level of service provided by such public facilities, and determining the cost to maintain the existing level of service have been developed by the city in its Growth Management Act comprehensive planning effort. The fee schedules and other procedures established by this chapter are based upon those studies.

E. The provisions of this title meet all the requirements of the State Growth Management Act, and shall be liberally construed in order to carry out the purposes of the city council in establishing this impact fee chapter.

F. In developing the schedule of impact fees contained in this chapter, adjustments have been made for past and future taxes which have or will be paid by the new developments into the city's general fund and earmarked for the general maintenance and operation of all city services.

G. The adoption of the impact fee chapter codified in this chapter is necessary for the support of city government and its existing institutions.

H. The provisions of this chapter and its adoption fulfill an urgent need to: assess new development activities with their proportionate share of public facility impacts; to minimize any

potential disruption to the customary and reasonable city review of development activity; and to ensure equitable treatment of all development activities subject to impact fee assessments.

I. The incorporated limits of the city represent the reasonable and appropriate service area for the use of impact fee proceeds for park, open space, recreation, street, and fire protection facilities.

J. The statutory limits of Ellensburg School District No. 401 represent the reasonable and appropriate service area for use of the impact fee proceeds for school facilities.

K. For consistency with the ad hoc committee report, cumulative impact fees should not exceed $2,000. [Ord. 4008 § 1, 1995; Ord. 3919 § 1, 1994.]

14.02.100 Definitions.

The following words and terms shall have the following meanings for the purposes of this title, unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

"Capital improvements plan" means the plan for construction, including the timing and financing necessary to accomplish the construction of public facilities owned and operated by the city of Ellensburg. Included in this definition is the city's comprehensive plan, including but not limited to: vision and goals statement; utilities chapter; and capital facilities chapter.

"City" means the city of Ellensburg.

"Concurrency" means that the public facilities are in place at the time the impacts of development occur, or that the necessary financial commitments are in place, as outlined in the provisions of this chapter.

"Council" means the city council of the city of Ellensburg.

"Development activity" means any construction or expansion of a building or structure that creates additional demand and need for public facilities.

"Director" means the director of community development for the city of Ellensburg.

"Feepayer" means any person, corporation, partnership, incorporated association, or any other similar entity, or department or bureau of any governmental entity or municipal corporation, including the state or federal government, which commences a land development activity that creates the demand for additional public facilities and requires the issuance of a building permit.

"Impact fee" means a payment of money imposed by the city on development activity pursuant to this chapter, as a condition of granting development approval, in order to pay for the public facilities needed to serve the new growth and development. "Impact fee" does not include a reasonable permit fee, application fee, or the administrative costs of carrying out the provisions of this chapter.

"Public facilities" means the following capital facilities owned or operated by the city or Ellensburg School District No. 401:

1. Publicly owned parks, open space, and recreational facilities;

2. Fire protection facilities owned and operated by the city of Ellensburg, including both permanent structures and major pieces of fire fighting equipment and vehicles;

3. Public school facilities owned and operated by Ellensburg School District No. 401, including both structures, site improvements, and major pieces of educational equipment; and

4. Streets and transportation facilities owned by the city which are not wholly contained upon the site of the development activity, but which are determined to serve the needs of the development activity, and which are necessary to provide for the transportation impact created by the development activity. [Ord. 4008 § 2, 1995; Ord. 3919 § 1, 1994.]

14.02.120 Impact fees.

The following fee schedules and assessment methods shall be used to determine the amount of money to be charged applicable projects which result in new growth and development within the city limits.

A. Park, Open Space and Recreation Facilities.

1. Residential.

a. Each single-family residential lot or structure:

2009 – $1,050;

2010 – $1,487.50;

Beginning January 1, 2011 – $1,925.

b. Each multifamily residential unit:

2009 – $900.00;

2010 – $1,275;

Beginning January 1, 2011 – $1,650.

c. Each manufactured home space or lot:

2009 – $900.00;

2010 – $1,275;

Beginning January 1, 2011 – $1,650.

2. Commercial, Industrial and Institutional. Impact fees to be assessed against commercial, industrial, and institutional projects for park, open space and recreation facilities shall be made according to and under the city's adopted SEPA ordinance, based upon the impact the project will have on such facilities. [Ord. 4533 § 1, 2008; Ord. 4175, 1998; Ord. 4008 § 3, 1995; Ord. 3919 § 1, 1994.]

14.02.150 Assessment of impact fees.

The city shall collect impact fees, based upon the schedules or methods outlined in this chapter, for any development activity within the city limits of Ellensburg, if such activity requires the issuance of a subdivision, conditional use, building, or other development-enabling permit which will result in new building construction, the creation of a new lot of record, or any additional new principal use occupancy.

Collection of the impact fee shall occur when application is made for a building permit; provided, however, fees applicable to a single-family subdivision may be subject to an in-lieu-of fee arrangement at the preliminary plat stage. The appropriate impact fee as determined by this chapter shall be added to the cost of the building permit for those projects which have, prior to the adoption of the ordinance codified in this chapter, obtained permit approvals leading up to the building permit stage. [Ord. 3946 § 1, 1994; Ord. 3919 § 1, 1994.]

14.02.200 Concurrency.
Prior to approving proposed subdivisions, conditional uses, SEPA clearance, building permit, or any other development-enabling permit, the city shall make a determination that the public facilities covered by this chapter and required to serve the development will be provided concurrent with development.

The concurrency requirement shall be considered satisfied if the public facilities deemed necessary to serve the development are in place at the time of the development, or if financial commitments are in place to complete the improvements. Any combination of the following shall constitute the "necessary financial commitments" for the purposes of this title:

A. For those facilities deemed necessary to serve the project impact and which are included in the city's six-year capital improvement plan: collection of the project's impact fee, together with evidence that the city has either received voter approval or has sufficient legal bonding capacity to pay for facility construction.

B. For those public facilities deemed necessary to serve the proposed development but are not included in the city's six-year capital improvement plan: a secured commitment from a feepayer to construct the facility improvements that are deemed necessary to serve the project impact.

C. Receipt by the city of approval for federal, state or other funds sufficient to construct the necessary improvements. [Ord. 3919 § 1, 1994.]

14.02.240 Exemptions.
The following are exempt from the payment of impact fees:

A. Building or other development permits for projects or developments assessed some form of mitigation payment or land dedication which assessment preceded the effective date of the ordinance codified in this chapter.

B. Alterations, expansions, enlargements, remodeling, rehabilitation, or conversion of an existing residential structure, if no additional dwelling units are created and the use is not changed.

C. Alterations, expansions, enlargements, remodeling or the rehabilitation of an existing nonresidential structure that does not increase the usable space by more than 30 percent of the gross floor area at the time of the construction.

D. Construction of accessory residential structures that will not create significant impacts upon public facilities.

E. Construction of accessory nonresidential structures that will neither create additional principal uses nor increase the usable space of the existing principal use by more than 15 percent of the gross floor area at the time of such construction.

F. Demolition or moving of an existing structure.

G. Replacement of a structure with a new structure of the same or similar size and use at the same site when such replacement occurs within 12 months of the demolition or destruction of the prior structure. [Ord. 3919 § 1, 1994.]

14.02.260 Adjustments.

A. A feepayer may request, and the director may determine, that a credit should be awarded for the value of dedicated land, improvements, or construction which has been provided by the feepayer, either as required by the city or which has been accepted as the result of the voluntary offer of the feepayer. In order to qualify for a credit, the director shall determine that such dedication, improvement or construction is directly related to the public improvement covered by the impact fee schedules, is included in the city's adopted capital facilities plan, or would directly serve the goals and objectives of the capital facilities plan and adopted comprehensive plan.

B. For each request for a credit, the director shall, as appropriate, prepare an estimate and appraisal of the value of land or cost of improvement or construction for which the credit is requested. The director shall choose the services of an independent appraiser, in the case of existing land and/or improvements. In the case of proposed improvements or construction, the director shall prepare estimates of the value utilizing appropriate city or other professional staff qualified to address the appropriate subject area.

C. The city may require dedication of land, or construction of improvements for facilities covered by this impact fee chapter, in lieu of the payment of an impact fee. If the value of the land dedication or construction of improvements is determined to exceed the amount of the impact fees which would otherwise be required of the feepayer, the city shall pay the feepayer an amount equal to the difference between the impact fee amount and the value of the credit. If the applicable impact fees are greater than the value of the credit determined by the director, the feepayer shall pay the city the difference between the value of the credit and the impact fee amount.

D. The feepayer shall reimburse the city for the cost of the appraisal or the estimate of value developed by city or other professional staff. The director shall provide the feepayer with a written report detailing the basis of the appraisal or estimate of value upon which the credit is to be determined and an itemized bill for such service.

E. Any claim for credit must be made before the issuance of a development permit is requested, or not later than 30 calendar days after the dedication of land or the completion of construction.

F. Credit shall be given only for the value of land dedication or project improvements directly related to those facilities covered by the impact fee chapter, or otherwise determined to qualify by the director under the provisions of this section.

G. A feepayer may request an adjustment to the impact fees assessed to a particular development activity based upon unusual circumstances or alternative methods of computing the impact fee amount which is justified by special circumstances. A request for an adjustment in the impact fee amount or application shall not be made before the full amount of the impact fee for the development activity is paid to the city. If an adjustment is made which reduces the impact fee amount, any excess payment shall be returned to the feepayer. The feepayer must include a description of the unusual or special circumstances which serve as the basis for the request for adjustment and provide documentation supporting the adjustment request. The director shall consider any studies and data submitted by the feepayer which support alternative methods of computing the impact fee to be assessed. The director shall base a

determination on the information supplied by the feepayer, and notify the feepayer in writing of the determination.

H. Determinations made by the director pursuant to this section shall be subject to the appeals procedures set forth in this chapter. [Ord. 3919 § 1, 1994.]

14.02.300 Appeals.

A. Any feepayer may pay the impact fees imposed by this title under protest in order to obtain a building or other development permit. Appeals regarding the impact fees imposed on any development activity or the credit established by the director under this chapter may only be taken by the feepayer of the property where such development activity will occur. No appeal shall be permitted unless and until the impact fees at issue have been paid, the dedication of land or posting of a cash bond made, or other form of security acceptable to the director has been given. The amount of the bond or other security shall be equal to the value of land or construction of improvements claimed by the feepayer.

B. Appeals shall be taken within 10 working days of the payment of the impact fees, dedication of land, or posting of a cash bond or other acceptable form of security.

C. Appeals shall be made in writing and submitted to the city council. The city council shall fix a date and time for hearing of the appeal and provide for the giving of notice to the parties in interest. The city council shall hear presentations of fact from the appellant and the director regarding the impact fee or credit finding in dispute. The city council may, so long as its action is supported by testimony and evidence provided at the hearing, reverse or affirm, in whole or in part, or modify the impact fee to be required of the feepayer, or the determination of the director regarding an allowable credit. The city council shall adopt a set of findings in support of its decision. [Ord. 3919 § 1, 1994.]

14.02.340 Severability.

If any portion of this title is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other section or any other chapter of this title. [Ord. 3919 § 3, 1994.]

14.02.360 Effective date.

This chapter shall take effect March 16, 1994. [Ord. 3919 § 4, 1994.]

The Ellensburg City Code is current through Ordinance 4642, passed April 15, 2013.
Disclaimer: The City Clerk's Office has the official version of the Ellensburg City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: http://www.ci.ellensburg.wa.us/ (http://www.ci.ellensburg.wa.us/)
City Telephone: (509) 925-8614
Code Publishing Company (http://www.codepublishing.com/)
eLibrary (http://www.codepublishing.com/elibrary.html)

CWHBA EX9

Chapter 14.04
TRAFFIC IMPACT FEES

Sections:

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14.04.010 Purpose.
This chapter is intended to:

A. Assist in the implementation of the comprehensive plan for the city of Ellensburg.

B. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, or shortly thereafter, without decreasing current service levels below established minimum standards for the city.

C. Establish standards and procedures so that new development pays a proportionate share of costs for new facilities and services and does not pay arbitrary or duplicative fees for the same impact. [Ord. 4534 § 1, 2009.]

14.04.020 Authority.
A. This chapter is enacted pursuant to the provisions of RCW 82.02.050 through 82.02.100.

B. The city has conducted a study documenting cost and demand for new facilities and services. This study entitled "Impact Fee Report with Recommendations, dated December 2007" is hereby approved and adopted. A complete copy of the "Impact Fee Report with Recommendations, dated December 2007" shall be retained in the office of the city clerk for use and examination by the public. The most recent city of Ellensburg comprehensive plan as amended is also incorporated into this chapter by reference. [Ord. 4534 § 1, 2009.]

14.04.030 Definitions.

A. Commercial. For the purposes of this chapter, "commercial" shall be defined as those activities allowable within the following zones as defined in ECC Title 13: commercial neighborhood zone (C-N), tourist commercial zone (T-C), highway commercial zone (C-H), master site plans for regional retail commercial projects, central commercial zone (C-C), central commercial II zone (C-C II).

B. "New development" means any land use action which culminates in the issuance of a building permit for new construction and/or expansion of existing gross floor area.

C. "Dwelling unit" means one or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen sleeping, and sanitary facilities for use solely by one family.

D. "Duplex" means two dwelling units which are attached to one another.

E. "Multifamily dwelling unit" means a structure containing three or more dwelling units, with the units joined to one another.

F. Industrial. For the purposes of this chapter, "industrial" shall be defined as those activities allowable within the following zones as defined in ECC Title 13: light industrial zone (I-L) and heavy industrial zone (I-H).

G. "Gross floor area" means the total square footage of livable area of any dwelling unit and the gross leasable square footage area of any nonresidential building, structure, or use, including accessory uses.

H. "Encumber" means to transfer impact fee dollars from the traffic impact fee fund to a fund for a particular system improvement that is fully funded in the current year's budget. Funds may only be encumbered by an action of the city council. The fund encumbering the impact fee dollars shall bear the name of the system improvement financed with such money.

I. "Project improvements" means site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. No improvement or facility included in the city's transportation facilities plan or transportation improvement plan approved by the city council shall be considered a project improvement.

J. "System improvements" means transportation facilities that are included in the city's six-year transportation facilities plan, and are designed to provide service to the community at large, in contrast to project improvements.

K. "Applicant" means a person, individual, or organization seeking permission to develop land within the city of Ellensburg by applying for a building permit.

L. "Interest" means the interest earned by the account during the period the fees were retained.

M. "Central commercial district" means the established commercial area of the city of Ellensburg which has historically supported intensive urban usage and is zoned for C-C.

N. "Traffic impact fee" means payment of money imposed by the city of Ellensburg upon development activity pursuant to this chapter as a condition of granting development approval

and/or a building permit for new development in order to pay for the public facilities needed to serve the new development. Traffic impact fees do not include permit fees, an application fee, the administrative fee for collecting and handling impact fees, the cost of reviewing independent fee calculations or the administrative fee required for an appeal.

O. "Peak hour" means the consecutive 60-minute period during the 4:00 p.m. and 6:00 p.m. peak period during which the highest volume occurs.

P. "Traffic impact fee fund" means the fund established for the public facilities for which traffic impact fees are collected, pursuant to ECC 14.04.070 and in compliance with the requirements of RCW 82.02.060.

Q. The "traffic impact fee schedule" is that schedule adopted by ECC 14.04.170 or as amended by city council. Trip generation rates in the schedule shall be those rates derived from the "8th Edition Trip Generation" manual published by the Institute of Transportation Engineers, or subsequent editions.

R. "Traffic impact fee study" means the study which determined the traffic impact fee dated December 2007 and subsequent updates.

S. "Low-income housing" means any unit of housing where the eligibility requirements for rental or purchase requires the renter or purchaser to have certified household income equal to or less than 50 percent of area median income, adjusted for household size ("AMI"), and where the eligibility requirements for homeownership require the purchaser to have certified household income equal to or less than 80 percent of AMI. In addition, the developer and/or owner shall have entered into a binding, irrevocable programmatic commitment with one or more federal, state, or local governmental agencies and/or nonprofit agencies qualified as 501 (c)(3) under the Internal Revenue Service Code. Development activity that is comprised of a mix of affordable and market rate housing and/or affordable housing and commercial space shall be defined as low-income housing only for those specific units that are set aside as low-income housing with the aforementioned income limits. Programs that may otherwise be defined elsewhere as "low-income housing" and/or "affordable housing," but have income eligibility limits above those described above or no income limits, shall not be defined as low-income housing. [Ord. 4534 § 1, 2009.]

14.04.040 Applicability.
All persons receiving building permits for new development within the city of Ellensburg, but outside of the central commercial district (C-C), after the effective date of the ordinance codified in this chapter shall be required to pay traffic impact fees in an amount and manner set forth in this chapter. [Ord. 4534 § 1, 2009.]

14.04.050 Exemptions.
The following development activities are exempt from paying traffic impact fees because they do not have a measurable impact on the city's transportation facilities, or because the city has chosen to exempt them, pursuant to RCW 82.02.060(2), as development with broad public purposes.

A. Existing Dwelling Unit. Any alteration, expansion, reconstruction, remodeling, replacement, or demolition/removal of an existing single-family, duplex or multifamily dwelling unit that does not result in the generation of additional peak hour trips.

B. Existing Nonresidential Building. Any alteration, reconstruction, remodeling, replacement, or demolition/removal of an existing nonresidential building that does not result in the generation of any new peak hour trips.

C. Any development activity in the central commercial district is considered to be redevelopment, not new development, and therefore is not subject to this chapter.

D. The director of public works shall be authorized to determine whether a particular development activity falls within an exemption from traffic impact fees identified in this section or under other applicable law. Determinations of the director of public works shall be in writing and shall be subject to appeal to the city council as provided in ECC 14.02.300.

E. Low-income housing, as defined in ECC 14.04.030(S), shall be exempted from the payment of impact fees.

1. Any claim for an exemption under this section must be made before payment of the impact fee. Any claim not so made shall be deemed waived.

2. The claim for exemption must be accompanied by a draft lien and covenant against the property guaranteeing that the low-income housing will continue for a period of not less than 15 years. Before final approval of the exemption, the department shall approve the form of the lien and covenant. Within 10 days of exemption approval, the applicant shall execute and record the approved lien and covenant with the county auditor. The lien and covenant shall run with the land.

3. In the event that the housing unit is not used for low-income housing for the prescribed period, or in the event that other exempted development activity is converted to a nonexempt use during the prescribed period, the current owner shall pay the impact fees then in effect plus interest to the date of the payment.

F. Transitional Exemption. This chapter is not applicable to building permits for development projects for which the city's SEPA official has issued a final SEPA determination prior to the effective date of the ordinance codified in this chapter for which a final traffic impact mitigation has been determined. For purposes of this exemption, a SEPA determination will include the issuance of a final declaration of nonsignificance (DNS), final mitigated declaration of nonsignificance (MDNS), and, if an environmental impact statement (EIS) was required, issuance of a final EIS. [Ord. 4534 § 1, 2009.]

14.04.055 Additional exemptions.
Reserved. [Ord. 4534 § 1, 2009.]

14.04.060 Service area.
This section establishes one service area which shall be consistent with the city limits of the city of Ellensburg. [Ord. 4534 § 1, 2009.]

14.04.070 Traffic impact fee fund established.
A. This section establishes a special purpose traffic impact fee fund to receive traffic impact fees. All traffic impact fees and any investment income generated by such fees shall remain in that fund until spent, encumbered or refunded pursuant to the provisions of this chapter.

B. On an annual basis, the finance director shall provide a report to the city council on the impact fee fund showing the source and amount of all monies collected, earned, or received, and system improvements that were financed in whole or in part by impact fees. Additionally, on an annual basis, the public works director shall provide a report to the city council on the

amount of traffic impact fee that was not collected as a result of the provisions of ECC 14.04.175. [Ord. 4534 § 1, 2009.]

14.04.080 Use of funds.

A. Impact fees shall:

1. Be used for public facility improvements that will reasonably benefit new development; and

2. Not be imposed to make up for deficiencies in the facilities serving existing development; and

3. Not be used for maintenance or operation.

B. Impact fees will be spent for improvements listed in the six-year transportation plan and identified as being funded in part by impact fees. Expenditures may include but are not limited to facility planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, permitting, financing, grant match funds and administrative expenses, mitigation costs, capital equipment pertaining to public facilities, and any other capital cost related to a particular system improvement.

C. Impact fees may also be used to recoup costs previously incurred by the city to finance system improvements identified per subsection (B) of this section and directly benefiting new growth and development.

D. In the event that bonds or similar debt instruments are or have been issued for the construction of a public facility or system improvement for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this chapter and are used to serve new development. [Ord. 4534 § 1, 2009.]

14.04.090 Impact fee determination and collection.

A. At the time of building permit issuance, city staff shall determine the total impact fee owed based on the fee schedule in effect at the time of such issuance.

B. Impact fee collection shall also occur at the time of building permit issuance. Alternatively, the applicant may post a bond in favor of the city for the impact fee at the time of building permit issuance, subject to the conditions set forth in this section. If bond is posted, cash payment of the impact fee shall be due and payable at the time of issuance of certificate of occupancy or upon such earlier demand by the city in the event the city, in its sole judgment, determines either (1) that the applicant's development is substantially complete (regardless of whether or not a certificate of occupancy has been requested) or (2) that the impact fee is at risk of not being paid. In the event the impact fee is not paid when due, the city shall have immediate recourse against the bond which shall be written in a manner entitling the city to immediate receipt of the full amount of the bond upon the city's demand. The following conditions also apply:

1. The bond or security shall be in a form and upon such terms deemed acceptable by the city to ensure full payment upon demand of an amount equivalent to the impact fee owed.

2. The bond shall be in an amount equal to 125 percent of the impact fee owed on the development.

3. The bond shall be in the form of a surety bond, performance bond or irrevocable assignment of a savings account, with terms and conditions acceptable to the city attorney and public works director, and with a company authorized to do business in the state of Washington. The terms of the bond shall include a provision entitling the city to recover from the surety the city's costs, expenses and reasonable attorney's fees incurred in bringing any action or litigation to enforce the terms of the bond.

4. Bonds or other security authorized by this section shall remain in effect until the city receives full payment of the impact fee secured by the bond or security.

5. Depletion, failure, or collection of bond funds shall not discharge the obligation of the applicant or development to pay the impact fee.

6. The terms of the bond shall incorporate by reference the provisions of this section.

C. An applicant may request that the impact fee be calculated in advance of building permit issuance, but any such advance calculation shall not be binding upon the city and should only be used as guidance by the applicant. Applicants should note that it is not possible to have a vested right to pay a particular impact fee in advance of building permit issuance. If the city council revises the impact fee formula or the impact fees themselves prior to the time that a building permit is issued for a particular development, the formula or fee amount in effect at the time of building permit issuance shall apply to the development. [Ord. 4534 § 1, 2009.]

14.04.100 Impact fee adjustments, independent calculations.
An applicant may request an adjustment to the impact fees determined according to the fee schedule adopted by this chapter by preparing and submitting to the public works director an independent fee calculation for the development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. Independent fee calculations for traffic impact fees shall use the same formulas and methodology used to establish the impact fees in this chapter and shall be limited to adjustments in trip generation rates used in the traffic impact fee study, and shall not include travel demand forecasts, trip distribution, traffic assignment, transportation service areas, costs of road projects, or cost allocation procedures.

A. If the public works director agrees with the independent fee calculation, a written agreement to accept such amount shall be transmitted to the applicant who shall, in turn, present it to the public works department upon impact fee collection.

B. If the public works director does not agree with the independent fee calculation, the fee payer may appeal this decision to the city council through procedures outlined in ECC 14.02.300. [Ord. 4534 § 1, 2009.]

14.04.110 Impact fee credits.
A. An applicant shall be entitled to a credit against the applicable traffic impact fee collected under the fee schedule adopted by this chapter for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the applicant, to facilities that are:

1. Included within the six-year transportation improvement plan and identified as system improvements that are to be funded in part by traffic impact fees;

2. At suitable sites and constructed at an acceptable quality as determined by the city; and

3. Are completed, dedicated, or otherwise transferred to the city prior to the determination and award of a credit as set forth in this section.

B. No credit shall be given for project improvements.

C. The value of a credit for improvements shall be established by original receipts provided by the applicant for one or more of the same system improvements for which the impact fee is being charged.

D. The value of a credit for land shall be established on a case-by-case basis by an appraiser selected by or acceptable to the city. The appraiser must be licensed in good standing by the state of Washington for the category of the property appraised. The appraisal and review shall be at the expense of the applicant. The appraisal shall be in accordance with the most recent version of the Uniform Standards of Professional Appraisal Practice, as published by The Appraisal Foundation, and shall be subject to review and acceptance by the city.

E. Upon the effective date of this chapter, whenever a development is granted approval subject to a condition that road improvements that are identified in the six-year transportation plan be constructed or provided, or whenever the applicant has agreed, pursuant to the terms of a voluntary agreement with the city to donate or dedicate land for road facilities that are identified in the six-year transportation plan, and which are included in the list of road projects that are used to determine the traffic impact fee, as listed in the traffic impact fee study, the applicant shall be entitled to a credit for the value of the land or actual costs of capital facility construction against the fee that would be chargeable under the formula provided. The land value or costs of construction shall be determined pursuant to this section.

F. This subsection (F) applies only to residential developments and the residential portion of a mixed use development. In cases where a developer would be entitled to a credit under this section, but the amount of the credit has yet to be determined on a per dwelling unit basis, the city shall take the total credit amount available to the entire plat or project, calculated by applying subsections (A) through (C) of this section, and divide that amount by the number of dwelling units approved for that plat or project. The impact fee and credit may then be calculated and collected on a per dwelling unit basis as building permits are issued for those dwelling units. Where building permits for some, but not all, of the dwelling units within a plat or project have already been obtained at the time this chapter becomes effective, the credit for the unpermitted dwelling units will be calculated to arrive at a per dwelling unit amount in the same manner. For example, if a plat has been approved for 20 dwelling units, and building permits have only been issued for 10 of those units, the per dwelling unit credit for the remaining 10 units will equal the total credit amount divided by 20 dwelling units.

G. This subsection (G) applies to nonresidential developments, or the nonresidential portion of a mixed use development. In cases where a developer would be entitled to a credit under this section, but the amount of the credit has yet to be determined on a per square foot basis, the city shall take the total credit amount available to the entire plat or project, calculated by applying subsections (A) through (C) of this section, and divide that amount by the number of square feet approved for that plat or project. The impact fee and credit may then be calculated and collected on a per square foot basis as building permits are issued for that square footage. Where building permits for some, but not all, of the square footage within a plat or project have already been obtained at the time this chapter becomes effective, the credit for the unpermitted square footage will be calculated to arrive at a per square footage amount in the same manner. For example, if a 20,000-square-foot commercial project has been approved, and building permits have only been issued for 10,000 square feet of the project, the per square foot credit

for the remaining 10,000 square feet will equal the total credit amount divided by 20,000 square feet.

H. Pursuant to and consistent with the requirements of RCW 82.02.060, impact fee schedules have been adjusted for future taxes and other revenue sources to be paid by the new development which are earmarked or pro ratable to the same new public facilities which will serve the new development.

I. After receiving the receipts for improvements, the appraisal of land value, the receipts and calculations of prior payments earmarked or pro ratable to the same system improvements for which the impact fee is imposed, the director of public works shall provide the applicant with a letter setting forth the dollar amount of the credit, the reason for the credit, the legal description of the site donated where applicable, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter indicating their agreement to the terms of the letter and return such signed document to the city before the impact fee credit will be awarded. The failures of the applicant to sign, date, and return such document within 60 calendar days shall nullify the credit.

J. If the amount of the credit is less than the calculated fee amount, the difference remaining shall be chargeable as an impact fee and paid at the time of application for the building permit. In the event the amount of the credit is calculated to be greater than the amount of the impact fee due, the applicant shall forfeit such excess credit.

K. A claim for credit will be processed by the city using whichever of the following options is selected by the applicant:

1. Claims for credits that are submitted prior to or with an application for a building permit for which an impact fee will be due will be processed by the city before payment of the impact fee is due in order to allow any credit authorized by the city to reduce the amount of the impact fee; or

2. Claims for credits that are submitted no later than 30 days after the issuance of a building permit for which an impact fee is due shall be processed by the city after the impact fee is paid in full, and any credit authorized by the city will be refunded to the applicant within 90 days of receipt of the claim for credit.

L. Claims for credits that are submitted more than 180 calendar days after the issuance of a building permit for which an impact fee is due are deemed to be waived and shall be denied.

M. Determinations made by the director of public works pursuant to this section shall be subject to appeal to the city council subject to the procedures set forth in ECC 14.02.300. [Ord. 4534 § 1, 2009.]

14.04.120 Impact fee refunds.

A. The current owner of property on which impact fees have been paid may receive a refund of such fees if the impact fees have not been expended or encumbered within six years of their receipt by the city. In determining whether impact fees have been expended or encumbered, impact fees shall be considered expended or encumbered on a first-in, first-out basis.

B. The city shall provide for the refund of fees according to the requirements of this section and RCW 82.02.080.

1. The city shall notify potential claimants of the refund availability by first-class mail deposited with the United States Postal Service addressed to the owner of the property as shown in the county tax records.

2. An owner's request for a refund must be submitted to the city finance director in writing within one year of the date the right to claim the refund arises or the date that notice is given, whichever date is later.

C. Any impact fees that are not expended or encumbered within six years of their receipt by the city, and for which no application for a refund has been made within this one-year period, shall be retained by the city and expended consistent with the provisions of this chapter.

D. Refunds of impact fees shall include any interest earned on the impact fees.

E. Should the city seek to terminate all impact fee requirements, all unexpended or unencumbered funds, including interest earned, shall be refunded to the current owner of the property for which an impact fee was paid. Upon the finding that all fee requirements are to be terminated, the city shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first-class mail addressed to the owner of the property as shown in the county tax records. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the city, but must be expended for the original purposes, consistent with the provisions of this chapter. The notice requirement set forth above shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

F. An applicant may request and shall receive a refund, including interest earned on the impact fee, when:

1. The applicant does not proceed to finalize the development activity as required by statute or city code or the International Building Code; and

2. The city has not expended or encumbered the impact fees prior to the application for a refund. In the event that the city has expended or encumbered the fees in good faith, no refund shall be forthcoming. However, if within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner shall be eligible for a credit against any then-existing traffic impact fee requirement. The owner must petition the city in writing and provide receipts of impact fees paid by the owner for a development of the same or substantially similar nature on the same property or some portion thereof. The city shall determine whether to grant a credit and such determinations may be appealed by following the procedures set forth in this chapter.

G. The amount to be refunded shall include the interest earned by this portion of the account from the date that it was deposited into the traffic impact fee fund. [Ord. 4534 § 1, 2009.]

14.04.130 Appeals and payments under protest.

A. This subsection applies when an applicant seeks a building permit to construct a portion of a development that has already been reviewed and approved by the city. An example of this circumstance would be an application for a permit to build one house in a large subdivision that was previously approved. In this case, any appeal of the decision of the city with regard to the imposition of an impact fee or the amount of any impact fees, impact fee credit, or impact fee

refund may be taken before the city council pursuant to ECC 14.02.300 in conjunction with an appeal of the underlying building permit.

B. Any applicant may pay the impact fees imposed by this chapter under protest in order to obtain a building permit.

C. Only the applicant has standing to appeal impact fee matters. [Ord. 4534 § 1, 2009.]

14.04.140 Council review of impact fees.
The impact fee schedule adopted by this chapter shall be reviewed by the city council, as it deems necessary and appropriate in conjunction with the update of the city's transportation improvement plan. [Ord. 4534 § 1, 2009.]

14.04.150 Administrative fees.
A. The cost of administering the traffic impact fee program shall also include an amount equal to five percent of the amount of the total traffic impact fee determined from the schedule of fees. The administrative fee shall be deposited into an administrative fee account within the traffic impact fee fund. Administrative fees shall be used to defray the cost incurred by the city in the administration and update of the traffic impact fee program, including, but not limited to, review of independent fee calculations and the value of credits. The administrative fee is not creditable or refundable.

B. The administrative fee, in addition to the actual impact fees, shall be paid by the applicant to the city at the same time as the impact fee. [Ord. 4534 § 1, 2009.]

14.04.160 Impact fee calculations.
A. The traffic impact fee shall be calculated using a schedule that identifies a particular fee amount for a particular type of development.

B. The traffic impact fee per peak hour vehicle trip has been calculated using the data shown in "Impact Fee Report with Recommendations, dated December 2007," which is filed in the office of the city clerk and incorporated herein by this reference as if set forth in full. [Ord. 4534 § 1, 2009.]

14.04.170 Schedule of fees.
A traffic impact fee shall be assessed against all new development based on development type in an amount provided for in the Traffic Impact Fee Schedule, Appendix E, of the "Impact Fee Report with Recommendations," which is filed in the office of the city clerk and incorporated herein by this reference as if set forth in full. The traffic impact fee is hereby established at $1,758 per peak hour trip (PHT). This fee schedule represents the city's determination of the appropriate share of system improvement costs to be paid by new growth and development. [Ord. 4534 § 1, 2009.]

14.04.175 Fee reductions.
The traffic impact associated with a building permit in commercial and industrial zones as defined in ECC 14.04.030 shall be reduced by 50 percent. There shall be no traffic impact fee associated with building permits issued within the central commercial (C-C) zone. [Ord. 4534 § 1, 2009.]

14.04.180 Existing authority unimpaired.
Nothing in this chapter shall preclude the city from requiring the applicant to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, based on the environmental documents accompanying the

underlying development approval process, and/or Chapter 58.17 RCW governing plats and subdivisions; provided, that the exercise of this authority is consistent with the provisions of Chapters 43.21C and 82.02 RCW. [Ord. 4534 § 1, 2009.]

The Ellensburg City Code is current through Ordinance 4642 and legislation passed through May 6, 2013.
Disclaimer: The City Clerk's Office has the official version of the Ellensburg City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: http://www.ci.ellensburg.wa.us/ (http://www.ci.ellensburg.wa.us/)
City Telephone: (509) 925-8614
Code Publishing Company (http://www.codepublishing.com/)
eLibrary (http://www.codepublishing.com/elibrary.html)

City of Ellensburg
Traffic Impact Fee Development
Land Use Table
June 2013
Appendix E

CWHBA EX 10

Table Updated 6/13/2013
Base Traffic Impact Fee $1,756.00 per P-HT
Base Traffic Impact Fee w/5% Admin.* $1,845.90 per P-HT

ITE Code	Land Use	Land Use Description	Peak-Hour Trips	Pass-By Factor	Adjusted P-HTs	Impact* Fee	Units
110	General Light Industrial	Typically less than 500 employees, free standing and single use. The facilities have an emphasis on activities other than manufacturing and typically have minimal office space. Examples: Printing plants, material testing laboratories, and data processing equipment assembly. Average auto occupancy for similar uses = 1.3.	0.97	1	0.97	$ 1,791	KSF
130	Industrial Park	Industrial Park areas that contain a number of industrial and/or related facilities (mix of manufacturing, service, and warehouse). Average auto occupancy = 1.37.	0.85	1	0.85	$ 1,569	KSF
140	Manufacturing	Facilities that convert raw materials into finished products. Typically have related office, warehouse, research, and associated functions. Average vehicle occupancy ranges between 1.2 and 1.3.	0.73	1	0.73	$ 1,348	KSF
150	Warehouse	Primarily devoted to the storage of materials but may also include office and maintenance areas. Average auto occupancy = 1.3.	0.32	1	0.32	$ 591	KSF
151	Mini-Warehouse	Storage units or vaults rented for storage of goods. Units are physically separate and access through an overhead door or other common access point. Average vehicle occupancy ranges between 1.2 and 1.9.	0.26	1	0.26	$ 480	KSF
210	SF Detached	Single family detached housing located on individual lots.	1.00	1	1	$ 1,846	DU
220	Apartment	Rental Dwelling Units within the same building. At least 3 other units in the same building. Examples: Quadplexes and all types of apartment buildings.	0.62	1	0.62	$ 1,144	DU
230	Condo/Townhouse	Residential condominium/townhouses are defined as ownership units that have at least one other owned unit within the same building structure.	0.52	1	0.52	$ 960	DU
240	Mobile Home Park	Generally consist of manufactured homes that are sited and installed on permanent foundations and typically have community facilities such as recreation rooms, swimming pools and laundry facilities. Often restrict occupancy to adults.	0.59	1	0.59	$ 1,089	Occupied DU
252	Senior Adult Housing - Attached	Attached independent living developments, including retirement communities, age-restricted housing and active adult communities. Include limited social or recreational services although they generally lack centralized dining and on-site medical facilities. Residents live independently requiring little medical supervision and may or may not be retired.	0.25	1	0.25	$ 461	DU
253	Congregate Care Facility	Independent living developments that provide centralized amenities such as dining, housekeeping, transportation and organized social/recreational activities. Limited medical services may be provided.	0.17	1	0.17	$ 314	DU
310	Hotel	Lodging facility that provide sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and other retail and service shops. Can include a large motel with these facilities.	0.60	1	0.6	$ 1,108	Room
320	Motel	Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting space and supporting facilities.	0.47	1	0.47	$ 868	Room
411	City Park	City-owned parks, varying widely as to location, type, and number of facilities, including boating / swimming facilities, ball fields, and picnic facilities.	3.50	1	3.5	$ 6,461	Acres
414	Water Slide Park	Contain water slides, wading pools and refreshment stands. May include picnic areas.	1.92	1	1.92	$ 3,544	KSF
430	Golf Course	Includes 9, 18, 27, and 36 hole courses. Some have driving ranges and clubhouses with pro shops, restaurant, lounges, and banquet facilities.	2.92	1	2.92	$ 5,390	Holes
435	Multipurpose Recreation Facility	Multi-purpose recreational facilities contain two or more of the following land uses at one site: mini-golf, batting cages, video arcade, bumper boats, go-carts, and driving ranges. Refreshment areas may also be provided.	5.77	1	5.77	$ 10,651	Acres
437	Bowling Alley	Recreational facilities with bowling lanes which may include a small lounge, restaurant, snack bar, video games, and pool tables may also be available.	1.51	1	1.51	$ 2,787	Lane
444	Movie Theater w/ Matinee	Theaters with less than 10 screens which show daily matinees.	20.22	1	20.22	$ 37,324	Screen
492	Health Club	Privately owned facilities that primarily focus on individual fitness or training. Provide exercise classes, weightlifting, fitness and gymnastics equipment, spas, locker rooms, and restaurants or snack bars. May also include ancillary facilities such as swimming pools, whirlpools, saunas, tennis, racquetball and handball courts and limited retail.	3.53	1	3.53	$ 6,516	KSF
495	Recreational Community Center	Recreational community centers are facilities similar to and including YMCAs, often including classes and clubs for adults and children; day care or nursery school; meeting rooms; swimming pools; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and food services. Public access allowed.	2.74	1	2.74	$ 5,058	KSF
520	Elementary School	Public. Typically serves K-6 grades.	0.15	1	0.15	$ 277	Student
522	Middle School	Public. Serves students that completed elementary and have not yet entered high school.	0.16	1	0.16	$ 295	Student
530	High School	Public. Serves students that completed middle or junior high school.	0.13	1	0.13	$ 240	Student
550	University/College	Four-year universities or colleges that may offer graduate programs.	0.17	1	0.17	$ 314	Student
560	Church	Contains worship area and may include meeting rooms, classrooms, dining area and party facilities.	0.55	1	0.55	$ 1,015	KSF
565	Day Care	Facility for pre-school children care primarily during daytime hours. May include classrooms, offices, eating areas, and playgrounds.	12.34	1	12.34	$ 22,778	KSF
			0.81	1	0.81	$ 1,495	Student
590	Library	Public or Private. Contains shelved books, reading rooms or areas, sometimes meeting rooms.	7.30	1	7.3	$ 13,475	KSF
591	Lodge/Fraternal Organization	Includes a club house with dining and drinking facilities, recreational and entertainment areas, and meeting rooms	0.03	1	0.03	$ 55	Member
610	Hospital	Any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients.	1.42	1	1.42	$ 2,621	Bed
630	Clinic	Provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. Typically have lab facilities, supporting pharmacies and a wide range of services.	5.18	1	5.18	$ 9,562	KSF
710	General Office	Office building with multiple tenants. Mixture of tenants can include professional services, insurance companies, investment brokers and tenant services, such as bank and savings and loan institutions, restaurants, snack bars, and service retail facilities.	1.49	1	1.49	$ 2,750	KSF
715	Single Tenant Office Building	Single tenant office building usually contains offices, meeting rooms, file storage areas, data processing of a single business, restaurant or cafeteria, and other service functions.	1.74	1	1.74	$ 3,212	KSF
720	Medical-Dental Office	Provides diagnosis and outpatient care on a routine basis. Typically operated by one or more private physicians or dentists.	3.57	1	3.57	$ 6,590	KSF
730	Government Office Building	Individual building containing entire function or one agency of a city or other governmental unit.	1.21	1	1.21	$ 2,234	KSF
750	Office Park	Park or campus-like planned unit development that contain general office buildings and support services such as banks, restaurants and service stations arranged park or campus like atmosphere.	1.48	1	1.48	$ 2,732	KSF
760	Research & Development Center	Single building or complex of buildings devoted to research & development. May contain offices and light fabrication facilities.	1.07	1	1.07	$ 1,975	KSF
770	Business Park	Group of flex-type or incubator 1 - 2 story buildings served by a common roadway system. Tenant space is flexible to accommodate a variety of uses. Rear of building usually served by a garage door. Typically includes a mix of offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.	1.26	1	1.26	$ 2,326	KSF
812	Building Materials & Lumber	Small, free standing building that sells hardware, building materials, and lumber. May include yard storage and shed storage areas. The storage areas are not included in the GLA needed for trip generation estimates. Buildings included in this land use are less than 30,000 square feet of gross floor area.	4.49	1	4.49	$ 8,286	KSF
813	Discount Super Store	A free-standing discount store that also contains a full service grocery department under one roof.	4.35	0.72	3.13	$ 5,776	KSF
814	Variety Store	Retail store that sells a broad range of inexpensive items often at a single price. Typically referred to as "dollar stores".	6.82	1	6.82	$ 12,589	KSF

City of Ellensburg
Traffic Impact Fee Development
Land Use Table
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Appendix E

815	Discount Store	A free-standing discount store that offers a variety of customer services, centralized cashiering, and a wide range of products under one roof. Does not include a full service grocery dept. like Land Use 813, Free-standing Discount Superstore.	4.99	0.83	4.13	$ 7,624	KSF
816	Hardware/Paint Store	Typically free-standing buildings with off-street parking that sell paints and hardware.	4.84	0.74	3.58	$ 6,608	KSF
817	Nursery/Garden Center	Free-standing building with yard containing planting or landscape stock. May have large green houses and offer landscape services. Typically have office, storage, and shipping facilities. GLA is Building GLA, not yard and storage GLA.	6.94	1	6.94	$ 12,811	KSF
820	Shopping Center	Integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Provides enough on-site parking to serve its own parking demand. May include non-merchandising facilities such as office buildings, movie theatres, restaurants, post offices, health clubs, and recreation like skating rinks and amusements.	3.71	0.66	2.45	$ 4,522	KSF
823	Factory Outlet Center	Shopping center that primarily houses factory outlet stores, attracting customers from a wide geographic area.	2.29	1	2.29	$ 4,227	KSF
826	Specialty Retail Center	Small strip shopping centers that contain a variety of retail shop and specialize in quality apparel, hard goods and service, such as real estate offices, dance studios, florists and small restaurants.	2.71	1	2.71	$ 5,002	KSF
841	New Car Sales	New Car dealership with sales, service, parts, and used vehicles	2.62	1	2.62	$ 4,836	KSF
843	Automobile Parts Sales	Specialize in the sale of automobile parts for maintenance and repair. Items sold include spark plugs, oil, batteries and a wide range of automobile parts.	5.98	0.57	3.41	$ 6,295	KSF
848	Tire Store	Sale and marketing of tires for automotive vehicles. Services include tire installation and repair as well as other automotive maintenance or repair services.	3.84	0.72	2.55	$ 4,707	Service Bay
850	Supermarket	Free standing retail stores stocking a complete assortment of food, food preparation and wrapping materials, and household cleaning items. May also include automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited service banks, photo centers, pharmacies and video rental areas.	9.48	0.64	6.07	$ 11,205	KSF
851	Convenience Market (24 Hour)	Sell convenience foods, newspapers, magazines and often beer and wine. Do not have gasoline pumps. Opened 24 hours per day.	52.41	0.39	20.44	$ 37,730	KSF
852	Convenience Market (15-16 Hour)	Same as 851 except only open 15 - 16 hours.	34.57	0.39	13.48	$ 24,883	KSF
853	Convenience Market w/Gasoline Pumps	Sell gasoline, convenience foods, newspapers, magazines and often beer and wine. Primary business is the selling of convenience items not gasoline.	19.07	0.34	6.48	$ 11,961	Fueling Positions
854	Discount Supermarket	Free standing retail stores selling a complete assortment of food (often in bulk), food preparation and wrapping materials, and household cleaning and servicing items at discount prices.	8.34	0.77	6.42	$ 11,851	KSF
857	Discount Club	Discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires an appliances. Many items are sold in large quantities or bulk. Some sites may include fueling pumps.	4.18	1	4.18	$ 7,716	KSF
862	Home Improvement Superstore	Free standing facilities that specialize in the sale of home improvement merchandise such as lumber, tools, paint, lighting, wallpaper and paneling, kitchen and bathroom fixture, lawn equipment, and plant and garden accessories.	2.33	0.52	1.21	$ 2,234	KSF
863	Electronics Superstore	Free standing facilities that specialize in the sale of electronic merchandise such as televisions, audio and video players and recorders, software, telephones, computers and general electronic accessories.	4.50	0.6	2.7	$ 4,984	KSF
875	Department Store	Free standing facilities that specialize in the sale of a wide range of products including apparel, footwear, home products, bedding and linens, luggage, jewelry and accessories.	1.87	1	1.87	$ 3,452	KSF
876	Apparel Store	Individual store specializing in the sale of clothing.	3.83	1	3.83	$ 7,070	KSF
880	Pharmacy w/o drive through	Retail facilities that primarily sell prescription and non-prescription drugs. They may also sell cosmetic, toiletries, medications, stationery, personal care products, limited food products and general merchandise.	8.40	0.47	3.95	$ 7,291	KSF
881	Pharmacy w/ drive through	Same as 881 with the exception of a drive through.	9.91	0.51	5.05	$ 9,322	KSF
890	Furniture Store	Sells furniture, accessories, and often carpet/floor coverings.	0.45	0.47	0.21	$ 388	KSF
911	Walk-In Bank	Usually a Free-standing building with a parking lot. Does not have drive-up windows. May have ATMs	12.13	1	12.13	$ 22,391	KSF
912	Drive-In Bank	Provides Drive-up and walk-in bank services. May have ATMs.	24.3	0.53	12.88	$ 23,775	KSF
925	Drinking Place	Contains a bar where alcoholic beverages and snacks are served with possibly some type of entertainment such as music, television screens, video games, or pool tables.	11.34	1	11.34	$ 20,933	KSF
931	Quality Restaurant	High quality eating establishment with slower turnover rates (more than one hour). Do not serve breakfast. Generally require reservations and not part of a chain.	7.49	0.56	4.19	$ 7,734	KSF
932	High Turnover Sit-Down Restaurant	Sit-Down eating establishment with turnover rates of approximately one hour. Generally moderately priced and frequently belongs to a restaurant chain. Do not typically require reservations.	9.85	0.57	5.61	$ 10,355	KSF
933	Fast Food w/o Drive-Thru	Fast Food but no drive-through window. Characterized by large carry-out clientele, long hours of service. Do not provide table service.	26.15	0.5	13.08	$ 24,144	KSF
934	Fast Food With Drive-Thru	Fast Food with drive-through window. Restaurant is characterized by a large drive-through clientele, long hours of service and high turnover rates for eat-in customers. Do not provide table service.	32.65	0.5	16.33	$ 30,144	KSF
936	Coffee/Donut Shop w/o Drive-Thru	Single tenant coffee and donut restaurants without drive through windows. Serve fresh coffee, donuts, bagels muffins, cakes sandwiches, wraps, salads and other hot and cold beverages.	40.75	1	40.75	$ 75,220	KSF
937	Coffee/Donut Shop w/Drive-Thru Window	Same as 936 with drive through window.	42.8	1	42.8	$ 79,005	KSF
938	Coffee/Donut Shop w/Drive-Thru Window-No Indoor Seating	Same as 936 with out indoor seating.	75	0.11	8.25	$ 15,229	KSF
941	Quick Lubrication Vehicle Shop	Primarily perform oil change services for vehicles.	5.19	1	5.19	$ 9,580	Service Bay
944	Gas Station	Sell gasoline and may also provide vehicle service and repair. Does not have Convenience Market and/or Car Wash.	13.87	0.60	8.04	$ 14,841	Fueling Positions
945	Gas/Service Station with Convenience Market	Selling gas and Convenience Market are the primary business. May also contain facilities for service and repair. Does not include Car Wash.	13.51	0.44	5.94	$ 10,965	Fueling Positions
946	Gas/Service Station with Convenience Market, Car Wash	Selling gas, Convenience Market, and Car Wash are the primary business. May also contain facilities for service and repair.	13.86	1	13.86	$ 25,584	Fueling Positions
947	Self-Service Car Wash	Allows manual cleaning of vehicles by providing stalls for the driver to park and wash.	5.54	1	5.54	$ 10,228	Stalls

NOTES:
Source: Institute of Transportation Engineers, *Trip Generation*, Ninth Edition: Volume 1 - pass-by rates; Volume 2 - 3 trip generation data.

Land Use Units:

KSF = 1,000 gross square feet building area

DU = number of dwelling units

Room = number of rooms for rent

Fueling Positions = maximum number of vehicles that can be served simultaneously.

Student = number of full-time equivalent students enrolled

Stalls = number of wash stalls

*Note: Traffic impact fee includes a 5% program administration fee

CWHBA EX 11

Kittitas County

'REAL REVIEW' DATA REPORT JUNE 2013

	June 2012	June 2013	% Change 2012-2013
# homes sold month all county	61	84	37.7%
$ volume homes sold YTD all county	$61,847,436	$85,643,081	38.5%
$ volume homes sold YTD Lower County	$28,598,985	$42,797,774	49.6%
$ volume homes sold YTD Upper County	$33,248,451	$42,845,307	28.9%
# homes sold YTD all county	265	337	27.2%
# homes sold YTD Lower County	146	200	37.0%
# homes sold YTD Upper County	119	137	15.1%
average home sale price YTD Lower County	$195,883	$213,989	9.2%
average home sale price YTD Upper County	$279,399	$312,739	11.9%
median home sale price YTD Lower County	$180,990	$192,000	6.1%
median home sale price YTD Upper County	$182,000	$207,000	13.7%
# mobile homes sold YTD all county (included in above)	27	27	0.0%
$ volume mobile homes sold YTD all county	$3,764,450	$2,987,164	-20.6%
$ volume homes sold YTD Ellensburg	$27,724,010	$41,413,274	49.4%
# homes sold YTD Ellensburg	137	192	40.1%
average price homes sold YTD Ellensburg	$202,365	$215,694	6.6%
# new homes sold month - Ellensburg	4	10	150.0%
# new homes sold YTD Ellensburg	23	38	65.2%
average price YTD new home Ellensburg	$203,833	$218,884	7.4%
Condo sales and time share sales are not included in residential data			
Total dollar volume June 2013 Kittitas County	$36,749,600		
Total number volume June 2013 Kittitas County	123		
Misc sales are not included in monthly totals			

KMW Enterprises LLC
PO Box 212
Selah, WA 98942
(509) 697-7050
www.comparablesales.net

Mike Smith

From: Ted Barkley
Sent: Thursday, August 22, 2013 4:05 PM
To: City Council; Terry Weiner; Mike Smith
Subject: Fwd: Question regarding economic impact plans

See below...

Sent from my iPhone

Begin forwarded message:

> **From:** Jill Scheffer <schefferj@ci.ellensburg.wa.us>
> **Date:** August 22, 2013 2:25:52 PM MDT
> **To:** Ted Barkley <barkley@ci.ellensburg.wa.us>
> **Subject: FW: Question regarding economic impact plans**
>
> Ted - please forward to City Council, Bob and Mike -
>
> thanks!
>
> Jill
>
> ---
> From: Charles Marohn [marohn@strongtowns.org]
> Sent: Tuesday, August 20, 2013 2:09 PM
> To: Jill Scheffer
> Subject: Re: Question regarding economic impact plans
>
> Jill,
>
> Sorry for the delay in getting back to you. I was heading out for vacation and the inbox got buried. Just getting caught up.
>
> Thanks for the email. I'm sorry but I've never heard of that type of impact analysis on a plan or visioning document. That would not really be the right place and time for such an analysis anyway.
>
> Economic data should be an input to the plan. This would be coarse data (trends and that kind of thing), not detailed impact analysis. A detailed impact analysis should then be done on a project by project basis. I would also recommend tracking economic data that would be relevant to you so that you can determine if you are meeting your goals.
>
> Let me know if I've misunderstood or if there is more I can help you with.
>
> -Chuck

On Mon, Aug 5, 2013 at 12:37 PM, Jill Scheffer
<schefferj@ci.ellensburg.wa.us<mailto:schefferj@ci.ellensburg.wa.us>> wrote:
Mr. Marohn -

I am a City Council member for the City of Ellensburg in WA State. Our City has been working on a development code update for the past couple years - a complete overhaul based on our new(ish) comprehensive plan which is heavily smart-growth focused - working with our consultant MAKERS and accepting a lot of community input to the process. Recently the building community has realized that this has been ongoing and are now coming out to engage and provide comment. It is unfortunately late in the process, but a welcome addition to the process nonetheless.

The reason I'm writing is that one of the builders submitted comments that he couldn't understand why the City hadn't completed an economic impact study on the implementation of the development code. This was confusing to me and I've been asking around a bit (I also work for Forterra a large land conservation organization which has a strong communities and cities program). No one I can find has ever heard anything like this nor knows of any municipalities who conduct such efforts.

I was pointed to you by a fellow staff member at Forterra who suggested your organization is doing some leading work in the area. I wonder if you have ever heard of such a requirement or if municipalities actually do such additional work when completing updates to their development codes?

I appreciate your response - thanks much.

Jill Scheffer

--
Charles L. Marohn, Jr. PE AICP
Professional Engineer, Certified Planner
President and Co-Founder of Strong Towns
Facebook<http://www.facebook.com/marohn> | Twitter<http://www.twitter.com/clmarohn> | LinkedIn<http://www.linkedin.com/in/charlesmarohn>
Blog<http://www.strongtowns.org/journal/> | Podcast<http://www.strongtowns.org/strong-towns-podcast/> | Video<http://www.strongtowns.org/sid-tv/>
My latest book, Thoughts on Building Strong Towns<http://www.marohn.org>, is now available in paperback, Kindle or Nook.