

Tuesday, October 19, 2021
College Place Planning Commission

7:00 P.M.

406th Regular Planning Commission Meeting

City Hall

625 S College Avenue

College Place WA 99324

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Or you may call this number to listen: 1-669-900-9128 ID#826 5230 3537 Phone controls: *6 - toggle mute /un-mute and *9 - raise hand

Zoom Attendee Link: <https://us06web.zoom.us/j/82652303537>

1. OPENING ITEMS

Subject :	1.01 Call To Order
Meeting :	Oct 19, 2021 - College Place Planning Commission
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Oct 19, 2021 - College Place Planning Commission
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Position 1 - Wrandoll Brenes-Morua- term exp. 12-31-2023

Position 2 - Brian Roth - term exp. 12-31-2021 - Chair

Position 3 - Ben Dawson - term exp. 12-31-2024

Position 4 - Dennis Olson - term exp. 12-31-2024

Position 5 -Vacant

Position 6 - Leroy Waggoner - term exp. 12-31-2024

Position 7 - Todd A. Reiswig -term exp. 12-31-2023 - Vice Chair

Staff

Jon Rickard - Community Development Director

Kristi Scherger - Community Development Administrative Assistant

Subject :	1.03 Public Comment
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Meeting : Oct 19, 2021 - College Place Planning Commission

Category : 1. OPENING ITEMS

Access : Public

Type : Information

Public Content

Planning Commission meetings are primarily structured to permit Commission members to make recommendations to the City Council regarding decisions necessary to govern the City.

Public Comment is the time set aside for Citizens to address the Planning Commission regarding items of concern/interest either not appearing on this agenda, or on the consent agenda. *If you wish to speak on any such item, this is the time to come forward when the Chair asks for public comments.*

COVID-19 Virtual Meeting Protocol for Public Comment:

When submitting public comments, include the following regardless of the manner you are using: - Note that there are deadlines for each method of commenting.

- Your Name
- Your Address

Public comments may be provided in writing (If typewritten, no less than 11 pt font). Submit to Clerk@cpwa.us no later than 4:30 PM on the meeting date to be included in the record.

Public Comments in person may be made by telephone or virtually during the meeting:

- Telephone comment - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raising your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment - Join using the Zoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. CONSENT AGENDA

Subject : 2.01 Approve Agenda for October 19, 2021

Meeting : Oct 19, 2021 - College Place Planning Commission

Category : 2. CONSENT AGENDA

Access : Public

Type : Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.02 Approve Minutes from August 17, 2021
Meeting : Oct 19, 2021 - College Place Planning Commission
Category : 2. CONSENT AGENDA
Access : Public
Type : Action (Consent)

File Attachments

[PC MINUTES AUG 17 21.pdf \(951 KB\)](#)

Consent

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Subject : 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.

Meeting : Oct 19, 2021 - College Place Planning Commission
Category : 2. CONSENT AGENDA
Access : Public
Type : Action (Consent)
Recommended Action : Motion to approve consent agenda items 2.01 through 2.03

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in

advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. REGULAR AGENDA

Subject :	3.01 Presentation - 2021 Comprehensive Plan & Development Regulation Update
Meeting :	Oct 19, 2021 - College Place Planning Commission
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Discussion

Public Content

The City of College Place is scheduled to complete a periodic review and update of its Comprehensive Plan by 2026. However, the City has received a request through the 2021 annual update process to amend the Comprehensive Plan to broaden and deepen the City's commitment to supporting affordable housing. As a result, potential revisions to the Goals and Policies contained in the Updated College Place Comprehensive Plan, approved October 9, 2018, are highlighted in underline and strikeout format. The amendments requested by the Affordable Housing Implementation Task Force have been highlighted in green. Related amendments initiated by the City, are highlighted in yellow. There are also a few minor revisions including the deletion of policies that have been completed, clarification of level of service standards, and editorial revisions to improve readability.

Throughout the course of the year the Planning Commission has been considering proposed revisions to the Unified Development Code to re-establish the Manufactured Housing/Mobile Home Park Zoning District. These revisions are consistent with the proposed amendments to the City's Comprehensive Plan requested by the Regional Affordable Housing Implementation Task Force. As you review the proposed amendments to the Unified Development Code (UDC), please keep in mind that these revisions reinstate the zoning district that was deleted when the UDC was adopted and are based primarily on the standards that were in effect when the existing parks were developed.

In addition to the affordable housing amendments, we have also prepared several housekeeping amendments to clarify provisions in the Uniform Development Code. These are not substantive changes, and we will explain the need for them during the meeting.

Public Notice of the proposed changes and hearing date was published in the Union Bulletin and posted on the City's website on August 20, 2021 and again on October 5, 2021.

An environmental checklist was prepared on August 19, 2021, and a Determination of Nonsignificance (DNS) was issued on August 20, 2021. WA State Department of Commerce was notified on August 20, 2021 of the City's intent to adopt amendments.

Amendments are attached as exhibits:

Exhibit A - Goals and Policies Amendments

Exhibit B- Manufactured Housing Amendments to the Development Code

Exhibit C- Housekeeping Amendments to the Development Code

Exhibit D- Zoning Map Amendments

File Attachments

[Exhibit A - Goals and Policies Amendments.pdf \(641 KB\)](#)
[Exhibit B - Manufactured Housing Amendments to the Development Code.pdf \(355 KB\)](#)
[Exhibit C - Housekeeping Amendments to the Development Code.pdf \(491 KB\)](#)
[Exhibit D - Zoning Map Amendments.pdf \(4.736 KB\)](#)
[2019 Community Council Study Report.pdf \(2.580 KB\)](#)
[Community Council ITF Local Policies Subcommittee Application.pdf \(1.261 KB\)](#)
[ITFLocalPoliciesSubcommittee_CPCompPlanAmendment_App_Form.pdf \(795 KB\)](#)
[ITFLocalPoliciesSubcommittee_CPCompPlan_AmendmentProposals_April2021.pdf \(468 KB\)](#)
[Walla Walla Regional HAP Task 4 Displacement Memo v3.pdf \(600 KB\)](#)
[Walla Walla HAP Final Report 7.21.pdf \(4.626 KB\)](#)
[DOC.Submittal-Receipt-Email-2021-S-3034.pdf \(470 KB\)](#)
[Public.Notice.UDC.2021.08.19.pdf \(143 KB\)](#)
[SEPA Checklist 08-19-21.pdf \(339 KB\)](#)
[DNS College Place Comp Plan & Development Regs 2021.08.20.pdf \(183 KB\)](#)

Subject :	3.02 Public Hearing - 2021 Comprehensive Plan & Development Regulation Update
Meeting :	Oct 19, 2021 - College Place Planning Commission
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Discussion, Information

Public Content

Numerous comment letters have been received regarding reestablishment of Manufactured Housing Zoning and Developments Standards, they are attached for your review and are part of the public record.

- Open public hearing (state time).
- Upon hearing all testimony, close the public hearing (state time).
- Deliberate as needed.

PublicTestimonyProcedure:

- a. all speakers must give their names and addresses of residence;
- b. all comments should be addressed to the hearing body, should be relevant to the application, and should not be of a personal nature;
- c. identify time limits, if any, on speaking;
- d. avoid repetitive comments;
- e. if there are a large number of speakers, including many who are part of groups or organizations, ask for a representative to speak on behalf of the organization or group;
- f. unruly behavior, such as booing or hissing or harassing remarks, is prohibited.

File Attachments

[Virtual Meeting Raise Your Hand.pdf \(50 KB\)](#)
[Brethorst.Country Estates zoning issue.pdf \(154 KB\)](#)
[Dalke.Country.Estates.Zoning.pdf \(378 KB\)](#)
[Gabel.Country.Estates.pdf \(417 KB\)](#)
[Hodge-restoring mobile home park zoning.pdf \(146 KB\)](#)
[Kress.Country.Estates.Zoning.pdf \(539 KB\)](#)
[Locken.rezoning.country.estates.2021.1013.pdf \(150 KB\)](#)
[McKnight.Restore.Mobile.Home.Park.Zoning.pdf \(509 KB\)](#)
[Peel.Zoning.Country.Estates.pdf \(845 KB\)](#)
[Saager.Rezoning.Mobile.Home.Parks.pdf \(53 KB\)](#)
[Thorne.MHP Zoning Public Comment.pdf \(235 KB\)](#)
[Winkle.Restore Mobile Home Park Zoning to Sunset Villa.pdf \(149 KB\)](#)
[Larry.Eardley.MHP.zoning.2021.10.17.pdf \(149 KB\)](#)
[Mantle.Affordable.Housing2021.10.17.pdf \(135 KB\)](#)
[Brochu.MHP Planning Commission Meeting 10192021.pdf \(124 KB\)](#)
[MHP Rezone Petition.pdf \(2.029 KB\)](#)
[Washburn.Support for manufactured home park zoning in College Place.pdf \(149 KB\)](#)
[Eaton.Revise the zoning.pdf \(151 KB\)](#)
[MHCW.2021.10.18 - MHCW - College Place.pdf \(121 KB\)](#)
[Rongey.College Place MHC Zoning 20211019.pdf \(142 KB\)](#)

Subject :	3.03 Action - 2021 Comprehensive Plan & Development Regulation Update
Meeting :	Oct 19, 2021 - College Place Planning Commission
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Action
Recommended Action :	Motion to the City of College Place City Council, recommending amends to the Goals and Policies of the Comprehensive Plan, Title 14 - Unified Development Regulation, and the official Zoning map of the City of College Place as depicted in Exhibit A through D.

Public Content

Numerous comment letters have been received regarding reestablishment of Manufactured Housing Zoning and Developments Standards, they are attached for your review.

PublicTestimonyProcedure:

- a. all speakers must give their names and addresses of residence;
- b. all comments should be addressed to the hearing body, should be relevant to the application, and should not be of a personal nature;
- c. identify time limits, if any, on speaking;
- d. avoid repetitive comments;
- e. if there are a large number of speakers, including many who are part of groups or organizations, ask for a representative to speak on behalf of the organization or group;

f. unruly behavior, such as booing or hissing or harassing remarks, is prohibited.

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[Locken.rezoning.country.estates.2021.1013.pdf \(150 KB\)](#)
[McKnight.Restore.Mobile.Home.Park.Zoning.pdf \(509 KB\)](#)
[Peel.Zoning.Country.Estates.pdf \(845 KB\)](#)
[Saager.Rezoning.Mobile.Home.Parks.pdf \(53 KB\)](#)
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[Rongey.College Place MHC Zoning 20211019.pdf \(142 KB\)](#)

4. CLOSING ITEMS

Subject :	4.01 Next Meeting - Next regularly scheduled meeting is November 16, 2021
Meeting :	Oct 19, 2021 - College Place Planning Commission
Category :	4. CLOSING ITEMS
Access :	Public
Type :	Action
Recommended Action :	Cancel the November 16th & December 21st, 2021 Planning Commission Meetings.

Public Content

Happy Holidays!

Subject :	4.02 Adjourn - Motion to adjourn the meeting
Meeting :	Oct 19, 2021 - College Place Planning Commission
Category :	4. CLOSING ITEMS
Access :	Public
Type :	Procedural

Public Content

Motion to adjourn the meeting.

1. OPENING ITEMS

Procedural: 1.01 Call To Order

Chair Roth called the meeting to order at 7:05 PM

Information, Procedural: 1.02 Roll Call

PRESENT:

Commission Members - Via Web	Position 2 - Brian Roth, Chair Position 3 - Ben Dawson Position 4 - Dennis Olson Position 7 - Todd Reiswig, Vice-Chair
Staff	Community Development Director, Jon Rickard; Deputy City Clerk, Shelli Williams
Guest	Gregg Dohrn
MEMBERS EXCUSED:	Position 1 - Wrandoll Brenes-Morua, Position 6 - Leroy Waggoner
MEMBERS ABSENT:	Position 5 - Eileen Davis

1.03 Public Comment

2. CONSENT AGENDA

2.01 Approve Agenda for June 17, 2021

2.02 Approve Minutes from June 15, 2021

2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.

Commissioner Olson made a motion to approve the consent agenda. Second by Commissioner Reiswig and the motion passed 4-0.

3. PUBLIC HEARING

3.01 Public Hearing Comment

Jon Rickard gave a presentation on the Regional Housing Action Plan that included the project overview, plan components, housing needs assessment and recommendations.

Commissioner Roth called the Public Hearing at 7:21PM. Two comments were heard on the Regional Housing Action Plan. Emily Brown with the Blue Zone spoke in favor of the RHAP. Dorothy Knudson also spoke in favor of the RHAP. Commissioner Roth ended the Public Hearing at 7:23PM

3.02 Regional Housing Action Plan

Commissioner Reiswig made a motion to recommend to City Council. Second by Commissioner Olson and it passed 4-0.

4. REGULAR AGENDA

4.01 Affordable Housing - Comprehensive Plan and Development Code Updates

Gregg Dohrn discussed the proposed Manufactured Housing Zoning District, Revisions to the Comprehensive based on amendments proposed by the Community Council - Affordable Housing Implementation Task Force, amendments initiated by the City, and "housekeeping" amendments to the City's Unified Development Code. Rachel Efelbein of the Community Council clarified their proposal.

5. CLOSING ITEMS

5.01 Adjourn - Next regularly scheduled meeting is September 21, 2021

Commissioner Dawson made a motion to adjourn the meeting at 8:31 PM. Second by Commissioner Reiswig, with no objection, the meeting was adjourned.

Approved:

Brian Roth - Chair

Attest:

Jon Rickard - Community Development Director

The foregoing minutes are the official record of the Planning Commission meeting that occurred August 17, 2021. Further detail may be obtained by reviewing the actual audio recording made during this session.

City of College Place, Washington
Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
August 13, 2021

The City of College Place is scheduled to complete a periodic review and update of its Comprehensive Plan by 2026. However, the City has received a request through the 2021 annual update process to amend the Comprehensive Plan to broaden and deepen the City's commitment to supporting affordable housing. As a result, potential revisions to the Goals and Policies contained in the Updated College Place Comprehensive Plan, approved October 9, 2018, are highlighted in underline and strikeout format. The amendments requested by the Affordable Housing Implementation Task Force have been highlighted in green. Related amendments initiated by the City, are highlighted in yellow. There are also a few minor revisions including the deletion of policies that have been completed, clarification of level of service standards, and editorial revisions to improve readability.

These proposed amendments are being circulated for public review and comment and a public hearing will be conducted by the City Planning Commission to provide further opportunity for comment. The Planning Commission will review all comments and consider revisions before making a recommendation to the City Council.

Chapter 2 Vision, Values, Goals, and Policies

Vision

The College Place City Council has adopted the following Vision to describe what the community in the future. It is a statement of what the City Council is working towards and it is the foundation of this Comprehensive Plan.

By 2027, College Place is noted for its vibrant downtown with a mix of small businesses and housing that interfaces with Walla Walla University that give residents and a growing tourist trade the feeling of a small town. The City has attracted large-scale commercial development along its most trafficked roads, thus growing its tax base.

Resourceful in the use of finance tools and grant opportunities, the City gets extra value from every dollar of local taxes. Resources support a staff of dedicated, competent employees adequate to provide safety and responsiveness. Deferred maintenance is a thing of the past as depreciation is funded and cash reserves prepare the city to pursue opportunities without excess risk.

Mutual respect is shared between the City Council, residents, and staff. Residents, retirees, students, professionals, and young families feel safe; they know their neighbors and many of the city employees by name. Citizens are engaged and knowledgeable of the affairs of the City due to the character of staff and the quality, timeliness, and context through which information

is shared; cooperation is a community norm. Volunteerism is high across the commissions of the City.

People circulate easily irrespective of mode, whether car, foot or bike; a system of sidewalks and trails make foot traffic a preferred method to get around town. The community turns out regularly for the events calendared throughout the year, co-hosted in partnership with the municipality and institutions such as: businesses, volunteer organizations, College Place Public Schools, Rogers School, Walla Walla Valley Academy, and Walla Walla University.

Values

In its expression of civic leadership and service, the City Council and staff hold these core values.

Open and Honest

The City is transparent and fair in its dealings. It is plain spoken in its communication. The City is engaged with its citizens in two-way communication and desires an aware and informed citizenry. The municipality is accountable for its actions and choices.

Cooperation

College Place works well with others and values mutually-beneficial outcomes for the City and its partners.

Respect

The City fosters respect between its Council and staff, Citizens, neighbors, its natural resources and built environment, its resident businesses to bind College Place into a sustainable and prosperous community. The City honors its heritage.

Service

The City exists to provide services to its constituents. It is an organized, learning organization that makes data-driven decisions. It's employees and Council are empathetic and humble.

Diversity

The City recognizes differences between people and values these differences as an asset. College Place fosters an environment where individuals find safety, dignity, and acceptance.

Comprehensive Plan Goals

In order to realize the Vision for the City, the following Goals will be used to guide decision-making and the allocation of resources.

Goal #1: *Preserve the small-town character of the community. This includes, but is not limited to the following attributes:*

- a. Family oriented.*
- b. Friendly.*
- c. Safe.*
- d. Well maintained properties.*
- e. Relatively quiet; and*
- f. Fiscally sound.*

Goal #2: *Actively involve all residents, business, and property owners in the governance of our community.*

Goal #3: *Establish and implement a comprehensive economic development strategy for the City that supports the creation of jobs, promotes private investment, and increases the local tax base.*

Goal #4: *Develop a commercial district reminiscent of a small town “main street” with a mix of uses including commercial, offices, banking, public facilities, and other specialty retail uses, with residences above, consistent with a pleasant pedestrian environment.*

Goal #5: *Establish and maintain an Urban Growth Area that enables the City to sustain its economic and social well-being.*

Goal #6: *Establish and maintain a shared vision with the College Place School District as well as Walla Walla Valley Academy/Rogers School for serving the College Place community.*

Goal #7: *Establish and maintain a shared vision for development activities on and near the campus of Walla Walla University.*

Goal #8: *Encourage the availability of affordable housing to all economic segments of the community, promote a variety of densities and housing types, and encourage the maintenance and preservation of the existing housing stock.*

Goal #9: To provide a safe and efficient transportation and circulation system for use by vehicles, transit, pedestrians, bicycles, and persons with wheelchairs that promotes and supports the desired land use pattern and economic development priorities.

Goal #10: Support the continued operation of Martin Airfield as a unique community asset.

Goal #11: Maintain and improve existing utilities and services while planning for new growth and development.

Goal #12: Research and place on the ballot a measure for public vote on whether to establish a library and community facility in the City of College Place.

Goal #13: Honor the history of the community.

Goal #14: Provide for a broad public and private park and recreation plan and system meeting the needs of all age and income groups within the community.

Goal #15: Protect, improve, and sustain environmental quality through best management practices and the use of best available science.

Goal #16: Infuse the City's built environment with creative expression and design that results in vibrant public spaces where people want to be.

Goal #17: Provide reliable, effective, and efficient utility services at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development, and the protection of public health.

Goal #18: City services are provided at a level consistent with industry standards for a community our size and consistent with the values of the citizens.

Goal #19: Support a healthy community in which each individual has access to community resources and services.

Goal #20: Strengthen city partnerships and resources to support economic opportunities.

Goal #21: Improve the business climate in College Place.

Goal #22: Stimulate and diversify College Place's economy.

Goal #23: Maintain the city's infrastructure so that it meets the needs of existing employers and targeted industries.

Goal #24: Develop a diverse portfolio of sites ready for business that provide College Place a competitive advantage because infrastructure is in place and owners are willing to sell/lease.

Goal #25: Support the development and redevelopment of a walkable College Avenue from Rose Street to 13th Street as a Mixed-Use Downtown District that serves as an attractive location for diverse small businesses, tourism, arts and culture, entertainment, community events, and residents.

Goal #26: Support the development of the Myra Road and State Route 125 corridors for big box stores and chain restaurants.

Goal #27: Grow and sustain a qualified workforce.

Goal #28: Embrace tourism as an economic development tool.

Goal #29: Support programs, projects, and development efforts that enhance the job market and promote community pride.

Goal # 30: Protect College Place's valuable historic assets and allows for College Place to leverage its historicity for both commercial and community activities.

Goal #31: Promote a livable community with a strong sense of history.

Goal #32: Encourage a sustainable community by supporting preservation efforts.

Comprehensive Plan Policies

The Goals of the College Place Comprehensive Plan will be achieved through the implementation of the following Policies:

Governance

Governance Policy #1: Maintain a community newsletter.

Governance Policy #2: Support the provision of internet access to all residents and businesses in the City.

Governance Policy #3: In accordance with the provisions of the Growth Management Act, the City will periodically review and update its development regulations, including the regulations to protect environmentally sensitive areas.

Governance Policy #4: City regulations shall be administered in a fair and consistent manner throughout the community.

Governance Policy #5: Actively sponsor and promote existing community events and the establishment of new community events such as the Farmer's Market, Independence Day, Halloween, and Winterfest.

Governance Policy #6: Support the ~~preparation, adoption, and~~ implementation of ~~the a~~ Master Plan for the Walla Walla University campus.

~~a. This could include the establishment of a University Master Plan or similar zoning designation for the Walla Walla University campus.~~

Governance Policy #7: The City and the University should continue to meet periodically to discuss matters of mutual interest and concerns and to coordinate planning and development activities. This could include, but is not limited to:

a. Identification of mutually beneficial opportunities to support the implementation of a University Master Plan.

b. Vacation of City streets within the campus.

c. Development of a long-term on-campus parking and access strategy.

d. Coordination of off-campus parking management and enforcement.

d. Designation of transportation and emergency access corridors; and

e. Opportunities for shared use of space or facilities.

Governance Policy #8: The City and the University should continue to meet periodically to discuss matters of mutual interest and concerns and to coordinate planning and development activities.

Governance Policy #9: The City should continue to coordinate planning activities with local schools and incorporate supportive measures into the City's Comprehensive Plan.

Governance Policy #10: The City and local schools should continue to meet periodically to discuss matters of mutual interest and concerns and to coordinate planning and development activities.

Governance Policy #11: The City shall continue to work in partnership with the College Place School District to identify and plan for future school sites and facilities. This may include, but is not limited to:

a. Locating and sizing infrastructure improvements to accommodate projected growth.

b. Submitting joint applications to the County to amend Urban Growth Area boundaries to support the planning and construction of new schools; and/or

c. Work with the School District should they wish to petition to adopt school impact fees.

Governance Policy #12: The City and local schools should continue to explore mutually beneficial strategies for the shared or joint use of facilities.

Governance Policy #13: The City should continue to work in partnership with important social service providers such as the Blue Mountain Action Council, Sonbridge, and others to help the needy.

Governance Policy #14: The City of College Place, in active collaboration with the cities of Walla Walla and Waitsburg, and Walla Walla County, shall review and update the 1993 Countywide Planning Policies to actively promote the development of new affordable housing opportunities. This may include, but is not limited to:

- a. Updating the methodology for more realistically determining the development capacity of existing lands.
- b. Exempting the new construction of affordable housing on publicly owned land from the assessment of the need for new housing.
- c. Increase the percentage of projected new growth allocated to the cities of Walla Walla and College Place.
- d. Increasing the market factor to allow for the addition of land to urban growth areas based on a finding that there is a critical shortage of affordable housing.
- e. Authorizing further increases in the market factor to support specific strategies to increase the construction of new multi-family housing in cities. This may include affordable housing “bonuses”.
- f. Monitoring new residential development and providing for more frequent updates of the Countywide Planning Policies.

Governance Policy #15: The City of College Place, in active collaboration with the cities of Walla Walla, and Waitsburg, and Walla Walla County, shall review and update the Countywide Planning Policies to actively promote the sustainable development of new housing. This shall include, but is not limited to:

- a. Ensuring that there is an adequate supply of new commercial development to serve new residential development.
- b. Supporting the cost-effective planning, construction, and use of public infrastructure to serve new residential development.

Governance Policy #16: *The City of College Place, in active collaboration with the cities of Walla Walla and Waitsburg, and Walla Walla County, shall inventory and assess publicly owned lands in and near urban growth areas as sites suitable for the construction of affordable housing.*

~~**Governance Policy #15:** *The City shall, continue to implement the County-wide Planning Policies (see Appendix D). This may include a periodic review and the recommendation of revisions.*~~

~~a.~~

Governance Policy #16: *The City will seek to actively include the public in all comprehensive planning activities in the community, including but not limited to the periodic review and update the review of this Comprehensive Plan.*

Land Use

Land Use Policy #1: *Maintain sufficient land in the an Urban Growth Area with sufficient land to meet projected population growth well into the future, to provide the tax base necessary to support the provision of City services, and to provide meaningful planning choices.*

a. *Work closely with the Walla Walla County, the City of Walla Walla, and the Port District to establish a joint strategy to support the long-term expansion of the College Place Urban Growth Area, especially for commercial and industrial development, without adversely affecting agriculture of long-term commercial significance in the County.*

~~b. *This will include the reallocation of the 58 acres of UGA being held as an Unspecified Urban Reserve as a result of the removal of Martin Airfield from the College Place Urban Growth area in 2018.*~~

~~e.b.~~ *Priority consideration should be given to expanding the UGA along the SR 125 corridor where City services exist or can reasonably be provided.*

~~c.~~ *Properties in the vicinity of Old Highway, 12 suitable for industrial development, should also be considered for inclusion in the College Place UGA.*

~~d. *Consult with affected property owners to identify properties that should be removed from the College Place UGA.*~~

Land Use Policy #2: *Maintain a mutually beneficial planning partnership with Walla Walla County and the City of Walla Walla for the review of development proposals near shared boundaries and infrastructure.*

Land Use Policy #3: Encourage the County to take actions to eliminate the unincorporated pockets in the College Place UGA. This may include, but is not limited to:

- a. Investments by the County to improve infrastructure to urban standards.
- b. Revenue sharing agreements that would facilitate the City serving these areas; and
- c. The transfer of stormwater management fees collected by the County from the unincorporated pockets to the City to support the installation of improvements necessary to serve these areas.

Land Use Policy #4: Allow existing residential and agricultural activities in the Urban Growth Area to continue until such time that the property owner is ready to change uses. This may include, but is not limited to:

- a. Requesting that the County modify its policies and practices to allow the current County zoning to remain in place when parcels are added to the College Place Urban Growth Area.

~~**Land Use Policy #5:** Periodically review and update the regulations governing Planned Unit Developments.~~

- ~~a. This should include a comparative analysis of development standards required in a PUD and a typical subdivision, with a specific emphasis on park and open space standards.~~
- ~~b. This analysis could result in the integration of the PUD standards into the updated subdivision regulations.~~

Land Use Policy #6: Support the efforts of the owner of Martin Airfield, the Washington State Department of Transportation Aviation Division, and Walla Walla County, in consultation with the surrounding property owners, to establish and maintain an airport overlay zone that will prevent development of height hazards, mitigate noise impacts and prohibit development of uses that would encourage large concentrations of people such as churches, schools and hospitals.

Land Use Policy #7: Support the designation of Martin Airfield as a special rural land use in the County Comprehensive Plan.

Land Use Policy #8: Support the adoption of a special County zoning district to regulate the use and development of land within the boundaries of Martin Airfield, to insure compatibility with aviation facilities and adjacent properties, protection of runway safety and clear zones and aviation facilities, and to enhance the potential for future development that does not require urban levels of service.

Land Use Policy #9: Review and update the City Development Regulations to support temporary mobile uses such as food trucks, food cart pods, and pop-up shops.

~~**Land Use Policy #10:** Merge the R-75 District into the R-60 District so that there is only one single family zoning district.~~

~~1. This may include establishing a larger minimum lot size for duplexes.~~

Land Use Policy #11: Maintain an efficient, consistent, and reliable development review process.

Land Use Policy #12: Provide more flexible development standards or other incentives to developments that propose to exceed the requirements for natural resource protection, open space, public gathering places, and energy efficiency.

~~**Land Use Policy #13:** Review and revise the criteria for designating parcels as Public Reserve, or similar designation, so that the primary uses in this district involve parcels dedicated for public use such as parks, recreation, and dedicated open spaces, as well as municipal uses such as the City Hall Campus.~~

~~a. This may involve amending the Table of Permitted Uses to allow public facilities as a permitted use in all zones.~~

~~b. This could be done in conjunction with establishing a special zoning district for the University Campus.~~

Land Use Policy #14: Review and potentially revise the Development Regulations to eliminate the Neighborhood Commercial (CN) zoning district and list neighborhood commercial as a permitted or conditional use in residential zones.

Land Use Policy #15: Review and potentially revise the Development Regulations to integrate the Manufactured Home Park (MHP) zoning district into the Multi-Family Residential (RM) zoning district.

Land Use Policy #16: Research and potentially revise the Unified Development Code ~~Development Regulations~~ to include a new Highway Commercial and/or a new general commercial zoning district, provided that:

- a. Light industrial uses that are compatible with commercial uses, such as a business park, may be permitted; ~~and~~
- b. Storage facilities would not be a permitted use; and.

- c. The construction of multi-family housing on long vacant commercial lots would be permitted. [RE1]

Land Use Policy #17: Support the development and redevelopment of a walkable College Avenue from Rose Street to 13th Street as a Mixed-Use Downtown District that serves as an attractive location for diverse small businesses, tourism, arts and culture, entertainment, community events, and residents.

Natural Environment

Natural Resource Policy #1: Plan and encourage sound management of natural resources – land, air, water, vegetation, fish, wildlife, and energy-considering entire watersheds and regional influences.

Natural Resource Policy #2: Prevent the destruction of critical areas including wetlands, areas with critical recharging effect on aquifers used for potable water, fish and wildlife conservation areas, frequently flooded areas, and geographically hazardous areas.

Natural Resource Policy #3: Balance the City's goals of protecting environmentally critical areas with other social, cultural, and economic goals of the City of College Place Comprehensive Plan.

- a. ~~This shall not preclude compliance with the State requirement to utilize "Best Available Science".~~

Natural Resource Policy #4: As the UGA is expanded and annexations occur, the City shall continue the County's Shoreline Master Program and designations until such time that the City is ready to adopt a new shoreline master program for these areas.

Natural Resource Policy #5: Actively protect critical aquifer recharge areas.

Natural Resource Policy #6. Periodically review and update the Unified Development Code to maintain consistency with best management practices and the use of best available science.

Urban Design

Urban Design Policy #1: Support and encourage the efforts of neighborhoods, businesses, and property owners to maintain and improve the appearance of their properties.

- a. Maintain an on-going public relations program to inform the community of the policies governing vegetation encroachment and safety features. This should include, but is not limited to, maintaining sight lines and sidewalks.

Urban Design Policy #2: Establish and maintain an active code enforcement program to protect property values, improve the appearance of the community, and to attract new investment.

Urban Design Policy #3: Periodically review and update programs and regulations that affect the appearance of the City. This shall include, but is not limited to:

- a. City Parks, Recreation, and Open Space Plan.
- b. Street tree program.
- c. Design review standards and process.
- d. Landscaping standards.
- e. Sign regulations.

Urban Design Policy #4: Coordinate with the private sector and with neighborhood groups to carry out civic improvements such as hanging plant baskets and planters along College Avenue.

Urban Design Policy #5: Continue to enhance the major entries to the City and to College Avenue with landscaping, special lighting and entrance signs.

Urban Design Policy #6: Support/encourage development activities and public improvements that promote a sense of place.

Urban Design Policy #7: Support/encourage walking, bicycling and other activities that promote interaction among residents.

Urban Design Policy #8: Encourage and support development activities and design standards that discourage criminal behavior.

Urban Design Policy #9: Encourage the maintenance of private properties and shared spaces in the community.

Urban Design Policy #10: The City shall adopt and implement design standards for the Downtown Mixed-Use District

Urban Design Policy #11: Lighting should be shielded and downward facing.

Historic Preservation

Historic Preservation Policy #1: *Actively involve the community in establishing and maintaining an inventory of historic and cultural resources in the community.*

Historic Preservation Policy #2: *Support the maintenance and protection of historic structures and properties.*

- a. *The demolition of historic structures should only be permitted when there are no other options and the structure(s) presents a threat to the public health and safety.*
- b. *If demolition is unavoidable, mitigating measures to compensate for the loss should be required.*

Historic Preservation Policy #3: *Support the use and reuse of historic structures and properties in accordance with national, state, and local standards.*

- a. *Continue to research and adopt programs and regulations that promote the preservation and use of historic building and properties.*

Historic Preservation Policy #4: *Actively involve all members of the community in historic preservation activities and integrate historic preservation into City decision-making processes.*

Historic Preservation Policy #5: *Assist older neighborhoods in discovering their origins and in appreciating their historic features.*

Historic Preservation Policy #6: *Maintain the City's Certified Local Government (CLG) status and actively seek to utilize CLG resources to achieve the City's historic preservation priorities.*

Historic Preservation Policy #7: *Promote College Place as a regional center with a rich, unique history.*

Historic Preservation Policy #8: *Support the commissioning of a qualified historian to write a history of College Place.*

Historic Preservation Policy #9: *Provide a resource and reference guide to assist historic property owners in the management, rehabilitation, and use of their property.*

Historic Preservation Policy #10: *Establish methods to engage the public with the history and historical assets of College Place.*

Historic Preservation Policy #11: *Promote the preservation and maintenance of buildings and property in established Historic Districts.*

Historic Preservation Policy #12: Support the incorporation of public history into proposed and existing greenways and parks.

Historic Preservation Policy #13: Support a vision for the future of the Walla Walla Poor Farm House that preserves the home's value to the citizens of College Place while protecting their health and safety.

- a. Actively solicit and collect oral histories, pictures, and memorabilia associated with the Poor Farm House.*
- b. Support the preservation and interpretation of historic resources of and formerly located at the Walla Walla County Poor Farm site.*

Historic Preservation Policy #14: Continue to research potentially significant historic properties.

- a. Develop a list of historically significant properties and districts.*
- b. Periodically update the College Place list of historically significant properties.*
- c. In partnership with the owners, nominate properties for the state and national historic registries.*

Historic Preservation Policy #15: Contact the new owners of the historic properties and actively support preservation efforts.

Historic Preservation Policy #16: Actively identify and highlight historic districts.

Historic Preservation Policy #17: Identify and disseminate information on the applicability of local building codes and local/state and federal standards for historic preservation.

Historic Preservation Policy #18: Develop a comprehensive system of signage.

- a. Identification of historic properties.*
- b. Identification of historic districts.*
- c. Directing visitors to other historic sites.*
- d. Integrate with a walking tour (including electronic) and local handouts: support local businesses with advertisement on front, tour on back, distribute to each participating business.*

Historic Preservation Policy #19: Encourage public agencies to utilize historic buildings when looking to meet future needs.

Historic Preservation Policy #20: Develop procedures to protect historic structures from demolition while respecting the rights of property owners.

Housing

Housing Policy #1: The City shall ~~should~~ encourage the maintenance and rehabilitation of the existing housing stock within the City.

a. Priority consideration shall be given to the preservation of existing affordable housing, including government-supported housing and manufactured housing. Affordable housing is defined as per Washington State RCW 43.63A.550 as “residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household’s monthly income.”

Housing Policy #2: New ~~H~~higher density residential ~~developments~~ ~~areas~~ should be located in the vicinity of existing high-density residential areas, Walla Walla ~~the~~ University, shopping areas, and major transportation routes. This may be accomplished through such measures as:

a. Revisions to the Table of Permitted Uses.

b. Establishing a new mixed-use zoning district.

c. Permitting the construction of multi-family housing on long standing vacant properties that do not appear to be suitable for commercial development.

Housing Policy #3: Encourage small congregate care centers and group homes in the community, to provide decentralized housing facilities, rather than large, centralized institutions.

Housing Policy #4: Encourage the location of apartments above commercial uses along College Avenue.

Housing Policy #5: The City shall continue to periodically review its development regulations to ensure that multiple options exist to encourage a broader range of housing choices, such as small lot single family residences, smaller scale multiple family housing such as duplexes and four-plexes, mixed-income and mixed-use residential developments, clustered units, and a variety of condominium types, including single story residential developments, etc., as well as to incorporate emergent housing types. This may also include the adoption of standards to govern the development of cottage, housing or other innovative affordable housing techniques.

Housing Policy #6: ~~Continue to review and revise the regulations governing~~ ~~Allow~~ accessory dwelling units ~~in all residential zoning districts~~ as a means to increase the supply and diversity of housing opportunities.

Housing Policy #7: ~~Support the inclusion of low and moderate income housing units in larger scale residential developments.~~ ~~Develop incentives for the inclusion of low- and moderate-income housing units affordable to low- and moderate-income households in larger scale residential developments.~~

Housing Policy #8: Encourage and support social and health service organizations which offer support programs for those with special needs, particularly those programs that help people remain in the community.

Housing Policy #9: The City of College Place should continue to coordinate with Walla Walla County and the City of Walla Walla to address area-wide housing issues.

- a. This may include, but is not limited to, supporting regional emergency and transitional housing options while more permanent housing options are developed.

Housing Policy #10: Support manufactured housing as an affordable housing option.

- a. Manufactured homes shall continue to be permitted as a single-family residence.

Housing Policy #11: ~~Continue to work~~ with Walla Walla University to address future housing needs and opportunities for students.

Housing Policy #12: Identify and evaluate county, regional, state and federal housing finance options, as well as public-private partnerships to encourage a wider array of housing stock.

Housing Policy #13: When reviewing existing and potential new housing regulations, the City shall include an assessment to make sure that fair housing choices are not impeded.

Housing Policy #14: ~~The City will develop~~ ~~Consideration should be given to~~ strategies and incentives that will encourage ~~manufactured~~ mobile home parks ~~to remain a source of as they potentially transition to other uses, to continue to provide~~ affordable housing.

- a. ~~Establish a~~ ~~manufactured home park zoning ordinance in areas where manufactured home parks already exist. Allow for applications of new manufactured home parks and their inclusion within manufactured home park zoning.~~
- b. ~~Manufactured home park zoning must include a requirement that residents be given sufficient advance notice of any petition for zoning changes or variances by park owners.~~

c. Consider resident opportunity to purchase laws and other mechanisms that give residents sufficient notice and time to organize as a tenants' committee, homeowners association, or co-operative and notify the owner of their intent to purchase a manufactured home park that is up for sale.

d. Establish conditions for mitigating the adverse impacts of addressing the closure of manufactured home parks, including a resident relocation plan.

New Housing Policy #15: Support strategies that minimize displacement of low-income community members. Policies enacted to create more housing through redevelopment will include measures that mitigate against the displacement of low- and moderate-income community members. The City will refer to the Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices memo to mitigate against potential displacement through redevelopment.

New Housing Policy #16: Explore the feasibility of amending state legislation to authorize the adoption of the local sales and use tax for affordable and supportive housing in the County (RCW 82.14.530 and WAC 365-240).

Support the countywide adoption of the local sales and use tax for affordable and supportive housing in Walla Walla County.

Transportation

Transportation Policy #1: The City adopts an Level of Service (LOS) standard of "D" for all roadway segments, an LOS of "D" for all signalized intersections, and a LOS "D" for the critical movement of all non-signalized intersections.

Transportation Policy #2: All new streets and street improvements shall be designed and constructed to meet City standards.

- a. New private streets are discouraged, and all new private streets will be constructed to meet City standards.
- b. Encourage standardization of street and transportation standards with the City of Walla Walla and the County of Walla Walla, where appropriate.
- c. Implement complete streets practices as guided by the City's Complete Streets Policy (CPMC 12.14).
- d. When designing new streets and redesigning existing streets, the City shall explore the feasibility of incorporating low impact design storm water features such as bio-swales and rain gardens.

Transportation Policy #3: *Development of new neighborhood streets shall be consistent with the following:*

- a. *New streets should be designed with street trees and amenities, and to encourage use by pedestrians and bicycles.*
- b. *Traffic should be diffused and balanced, and streets should be designed in such a manner so as to discourage truck and heavy through traffic in neighborhoods while maintaining connectivity between neighborhoods.*
- c. *Cul-de-sacs and closed loop streets shall be discouraged. Where allowed, pedestrian connections between cul-de-sacs and through routes shall be included in the design to encourage pedestrian activity.*

Transportation Policy #4: *Enforce adequate standards for new streets and upgrade existing streets.*

- a. *Encourage Local Improvement Districts (LIDs) to fund the improvement of existing sub-standard streets to appropriate urban standards, including the provision of sidewalks and right-of-way widths to include bicycles where appropriate, with costs repaid through local tax assessment.*
- b. *Require mitigation and developer participation in street upgrades or new streets for impacts created by development.*
- c. *Utilize semi-rural road standards in transitional urban-rural areas where no long-term change in character is anticipated.*
- d. *Utilize road standards to reduce impermeable area and replacement/maintenance costs where desirable as a cost-saving measure.*
- e. *Develop “equity contribution” mechanisms for accepting and coordinating development contributions in lieu of improvements towards funding circulation and pedestrian infrastructure.*

Transportation Policy #5: *Access onto arterial streets shall be controlled in the following manner:*

- a. *Controlled access to commercial and industrial uses on arterials.*
- b. *Direct lot access to principal arterials in residential areas shall be prohibited.*
- c. *Provide for limited access to minor arterials.*

Transportation Policy #6: The City may consider on a case-by-case basis assuming ownership of existing privately-owned streets. Priority consideration shall be given to:

- a. Private streets located in a dedicated right-of-way.
- b. Private streets constructed to meet, or that can reasonably comply with City standards.
- c. Private streets that are being maintained by homeowners with adequate reserves that can be transferred to the City to ensure appropriate repair and maintenance. and/or
- d. Neighborhoods committed to establishing a local improvement district (LID) to improve private streets to City standards.

Transportation Policy #7: The City should/shall establish and maintain a pavement management system in accordance with State guidelines.

Transportation Policy #8: Assess opportunities and strategies for reducing transportation demand (transportation demand management) and incorporate them within zoning, planning and development action, decisions, and requirements when feasible.

Transportation Policy #9: New major traffic generators such as secondary schools, institutions of higher learning, churches, shopping, and industrial areas should be located on or near streets with adequate capacity.

Transportation Policy #10: Establish and maintain truck routes that are clearly signed to serve designated commercial and industrial areas.

Transportation Policy #11: Coordinate with the State Department of Transportation in the review of development requests adjacent to or impacting SR-125.

- a. Consider providing a sound barrier/wall between the highway and adjacent residential uses as a means to minimize highway impacts.

Transportation Policy #12: Recognize Myra Road as a future connector between SR-125 and SR-12.

- a. Require that future subdivisions be designed so that there is a minimum of local streets intersecting Myra Road.
- b. Ensure that future subdivisions have alternate lot access and front on interior streets, rather than Myra Road.
- c. Provide for reasonable commercial property access to Myra Road where mitigations supported by transportation impact studies will minimize impacts to traffic flow on Myra Road.
- d. Cooperate with the County and City of Walla Walla in the planning and development of Myra Road and ensure the fair and equitable treatment of all parties.

Transportation Policy #13: Recognize SW 4th Street and SW Davis Avenue as key elements to the utility and transportation infrastructure on the west side of the City.

Transportation Policy #14: Identify and implement north-south transportation corridors as part of development requirements for westernmost portions of the city to connect to Highway 125.

Transportation Policy #15: As the City continues to grow and develop, identify, evaluate and as needed implement alternative north-south transportation routes to relieve reliance on College Avenue.

Transportation Policy #16: Recognize the “C” Street/Larch Avenue, Whitman Drive/Larch Avenue, and 12th Street/Larch Avenue intersections as significant intersections with potential for improved traffic flow.

Transportation Policy #17: Support the installation of electric vehicle charging stations and the utilization of alternative fuel sources.

Transportation Policy #18: *Develop and implement a parking strategy for the College Avenue corridor.*

- a. *This may include the establishment of public parking lots to serve College Avenue and other designated commercial areas with limited on-street parking.*

Transportation Policy #19: *Coordinate with Walla Walla University and implement and enforce permitting standards to reduce reliance on public parking facilities and construct facilities adequate to serve the University's full parking needs.*

Transportation Policy #20: *Establish and maintain a system of bicycle and pedestrian trails and routes that link neighborhoods and public facilities and that enhance the walking and bicycling experience. This should include:*

- a. *Designated bike routes.*
- b. *Way finding signs.*
- c. *Priority consideration to those streets that provide access to schools and parks, or where there is concern for pedestrian safety.*
- d. *Consultation with local schools and the Parks Board.*
- e. *Enforcement of safety laws.*
- f. *Priority consideration shall be given to non-motorized improvements that are consistent with the Blue Mountain Regional Trail Plan.*
- g. *Acquire property or easements to fill in gaps in the pedestrian/bicycle trail along the East Whitman extension between Larch Avenue and Myra Road.*
- h. *Encourage extension of bicycle routes within and outside of city limits to connect Fort Walla Walla and Whitman Mission facilities.*
- i. *Encourage new bicycle routes to be established outside of vehicular travel ways; and*
- j. *Continue to evaluate where bicycle and pedestrian routes should be designated and encourage their construction and use.*

Transportation Policy #21: *The City shall, in consultation with local schools, social service providers, businesses, property owners, and residents, establish and maintain an inventory of sidewalks with a priority list of repair and maintenance activities, missing links, and new service areas.*

- a. This shall also include safety zones, crosswalks, lighting, parking regulations, etc., and other safety features to protect the public and pedestrian and vehicular traffic.
- b. This may include the adoption of innovative approaches or flexible standards in developed areas with limited rights-of-way, including such measures as installing sidewalks on only one side of the street, narrowing travel lanes, restricting on-street parking, and/or establishing one-way streets.

Transportation Policy #22: Work with Valley Transit and other transit providers to establish bus amenities and/or shelters at selected bus stops in the City to be based on level of use and surrounding development.

- ~~1.~~ a. Encourage transit facilities be provided in “large” commercial developments.

Transportation Policy #23: Aggressively pursue outside grant funding sources as a priority.

- a. Support efforts to obtain state and Federal level recognition and funding of local road systems.

Transportation Policy #24: Explore opportunities to reduce long-term maintenance liabilities by reducing overall paved surfaces where not in conflict with city policies.

- a. This may include, but is not limited to the elimination of public, on-street parking on new and reconstructed roads where warranted as a measure to mitigate long-term maintenance cost and stormwater run-off impacts by decreasing overall public road surface area.

Transportation Policy #25: Work on establishing an equitable funding mechanism to implement the College Place Transportation Benefit District.

Transportation Policy #26: Foster cooperation between the County, City of Walla Walla, Port of Walla Walla, and Valley Transit in all transportation planning.

Transportation Policy #27: Actively participate in local, state, and regional transportation planning forums.

Economic Development

Economic Development Policy #1: Actively support historic and long-standing businesses in the community.

Economic Development Policy #2: Actively promote College Place as a desirable location for new businesses and industries. This should include, but is not limited to:

- a. Attracting new investment to diversify and expand the city's jobs base, with focus on attracting living-wage jobs, to allow people to work and live in the community.
- b. Supporting the establishment of new locally owned businesses.

Economic Development Policy #3: Establish and maintain a list of sites suitable for commercial and industrial development.

Economic Development Policy #4: Establish and implement a shared strategy with the Port of Walla Walla, the Walla Walla Valley Chamber of Commerce, and the Washington State Department of Commerce, for the marketing of commercial and industrial sites in College Place and the College Place UGA. This may include, but is not limited to recruitment of:

- a. Big box retail and restaurant/fast casual dining options, that is appropriate for our market.
- b. Lodging facilities with space for meetings and conferences.

Economic Development Policy #5: In partnership with the Port of Walla Walla, identify and prepare for development, one or more sites suitable for development as a business park and/or for light manufacturing.

Economic Development Policy #6: Explore the potential for preparing selected economic development sites as shovel ready for development. This may include, but is not limited to:

- a. Conducting an environmental review in advance of project specific development proposals
- b. The strategic location and development of infrastructure to support new development.

Economic Development Policy #7: The City and the University should explore the feasibility of establishing a joint entrepreneurial center or similar strategies to support the formation of new locally owned businesses.

- a. This may include partnerships with local business, education, training, and economic development organizations such as the Valley Chamber of Commerce as well as Walla Walla Community College.

Economic Development Policy #8: Encourage partnerships that focus resources toward increasing the employability of all citizens. This may include, but is not limited to:

- a. Local job training, retaining, and continuing education programs.
- b. Public/private sponsorship of entrepreneurial and vocational education programs.
- c. Student internship programs with local businesses.

Economic Development Policy #9: Strengthen collaboration among the business community, economic development stakeholders, Walla Walla University, healthcare organizations, local government, tourism organizations, and other higher education institutions.

- a. This may include, but is not limited to, the establishment of a local economic development or business association.

Economic Development Policy #10: Explore the feasibility of establishing a program to finance façade and safety improvements by small businesses.

Economic Development Policy #11: Support sidewalk commercial activities where they will not interfere with pedestrian and vehicular movements.

Economic Development Policy #12: Explore the feasibility of implementing a Main Street Program sponsored by Preserve Washington and the Main Street America Network.

Economic Development Policy #13: Encourage economic development opportunities compatible with airport operations that do not require urban levels of services.

Economic Development Policy #14: Continue to review and revise ~~Research, prepare, and present~~ regulations ~~to governing~~ the use of residences as short-term vacation rentals.

Economic Development Policy #15: Partner with economic development agencies as well as Walla Walla University and Walla Walla Community College to establish a Maker Space in College Place.

Economic Development Policy #16: Explore the feasibility of establishing a multi-use recreation facility with ballfields in College Place to attract regional youth tournaments.

Economic Development Policy #17: Prepare and implement a comprehensive tourism strategy. This may include, but is not limited to:

- a. Identification or development of a landmark and asset that can be a draw for tourists.
- b. A visitor information kiosk(s).
- c. Continue wayfinding/place-making activities throughout the community.

d. The development of strategies to more actively utilize the internet to promote College Place as a destination for tourists.

e. Strategies to increase the number of hotel/motel beds and transient lodging opportunities.

Economic Development Policy #20: Develop, refine, and implement economic monitoring in accordance with the Strategic Plan to help advance the City's economic development policies and programs.

Public Facilities and Services

Public Facilities and Services Policy #1: The City will strive to maintain the following levels of service:

- a. Water supply: 140 gallons per capita per day.
- b. Sanitary sewage collection: 110 (approximately) gallons per day per capita.
- c. Emergency medical facilities: Responding to 90% of the emergency calls within 6 minutes. and
- d. Fire: The City's existing fire protection rating from the Washington Survey and Rating Bureau.

Public Facilities and Services Policy #2: New growth and development activities shall pay their fair share of the cost of facilities needed to serve them.

Public Facilities and Services Policy #3: Explore the feasibility of establishing impact fees in accordance with the provisions of the Washington State Growth Management Act. Public facilities for which impact fees may be collected shall include public streets and roads, open space and recreation facilities, stormwater, and school facilities.

Public Facilities and Services Policy #4: Properties in the College Place Urban Growth Area shall annex into the City in order to receive City water and sewer service.

Public Facilities and Services Policy #5: Properties in the College Place Urban Growth Area may continue to utilize existing wells and septic systems as long as they continue to meet Walla Walla County Health Department standards.

Public Facilities and Services Policy #6: The rates for City utilities provided in areas outside of the City limits shall be 150% of the rates charged for services inside the City limits.

Public Facilities and Services Policy #7: Support the establishment of electrical service areas in an effort to minimize the duplication of services.

Public Facilities and Services Policy #8: Support the placement of power lines and overhead cables underground.

Public Facilities and Services Policy #9: The City should join the US Army Corps of Engineers and Walla Walla County in updating the Mill Creek Flood Channel Management Plan.

Public Facilities and Services Policy #10: The City shall establish a storm water management program in accordance with the provisions of state laws and regulations.

Public Facilities and Services Policy #11: Promote the co-location of new public and private utility distribution facilities in shared trenches or rights-of-way and coordinate the timing of construction to minimize disruption to the public and reduce the cost of service delivery.

- a. *Provide timely and effective notice to utility providers to encourage coordination of public and private activities in the construction and maintenance of new and existing roads.*

Public Facilities and Services Policy #12: Identify and assess potential sites for a library and community facility. This may include, but is not limited to:

- a. *Sites in or near downtown College Place.*
- b. *Sites that would promote connections and interactions between residents and Walla Walla University; and*
- c. *Lions Park.*

Public Facilities and Services Policy #13: Evaluate alternative sites for a library and community facility utilizing the following criteria:

- a. *Supports library operations.*
- b. *Contributes to the provision of related community services such as meeting rooms, events center, and/or cultural events such as plays, concerts, and/or reading programs.*
- c. *Centrally located and/or readily accessible to residents.*
- d. *Accessible by vehicles, transit, walking, and bicycles.*
- e. *Cost effective, requiring limited improvements and/or providing operational savings; and*

- f. *Contributes to other community goals such as economic development, increasing a sense of community identity, strengthen the relationships between the City and the University, etc.*

Public Facilities and Services Policy #14: *College Place residents shall be provided with the opportunity to vote on establishing a local library.*

- a. *The City should continue to explore the feasibility of annexing into a library district.*

- b. *The City may, as an interim measure, continue to make payments to the Rural Library District or the City of Walla Walla Library for library services.*

Public Facilities and Services Policy #15: *The City will continue to evaluate cost effective options for the delivery of basic life support services (BLS).*

Public Facilities and Services Policy #16: *It is the intent of the City to maintain a mutual aid agreement with Fire District 4.*

Public Facilities and Services Policy #17: *The City should continue to expand and support Fire Department volunteers.*

Public Facilities and Services Policy #18: *Rebuild Well #1 and #2 to be a sustainable long-term asset to the City's water system.*

Public Facilities and Services Policy #19: *Proactively maintain city infrastructure systems.*

- ~~1.a.~~ *This shall include, but is not limited to, conserving water resources and an emphasis on sustainable stewardship of water resources.*

Public Facilities and Services Policy #20: *Conduct preventative maintenance in the City's park and urban forestry system.*

Public Facilities and Services Policy #21: *The City shall establish fees to recover the costs associated with responding to frequent/exceptional calls for emergency services at the same address.*

Public Facilities and Services Policy #22: *The City shall review and update its Capital Facilities Plan (CFP) annually, in conjunction with the City budget process. The updated CPF shall be incorporated by reference into this Comprehensive Plan.*

Public Facilities and Services Policy #23: *The City will reassess the Land Use Element if funding is not available to provide required infrastructure.*

Public Facilities and Services Policy #24: The City will continue to evaluate the need for essential public facilities and will continue to process applications for Essential Public Facilities in accordance with the provisions of the County-wide Planning Policies and the City's Development Regulations.

Public Facilities and Services Policy #25: Actively protect the quality and quantity of ground water used for public water supplies.

Public Facilities and Services Policy #26: The City should periodically review and update its Comprehensive Water System Plan in accordance with the Future Water System Plan Map in this updated Comprehensive Plan.

Public Facilities and Services Policy #27: The City should periodically review and update its Comprehensive Sewer System Plan in accordance with the Future Sewer System Plan Map in this updated Comprehensive Plan.

Parks and Recreation

Parks and Recreation Equity and Access Goals and Policies

Parks and Recreation Equity and Access Goal #1: Provide for a broad public and private park and recreation plan and system meeting the needs of all age and income groups within the community.

Parks and Recreation Equity and Access Goal #2: Support a healthy community in which everyone has access to community resources and services.

Parks and Recreation Equity and Access Goal #3: Provide barrier-free (ADA compliant) access, where readily available, by modifying existing facilities or when designing or constructing new facilities.

Parks and Recreation Equity and Access Policy #1: The following Level of Service Standards are established for parks and open space and trails:

- a. Parks/Open Space: 10 acres/1,000 residents.
- b. 1,000 square feet of dedicated park and open space for each dwelling unit in a new residential subdivision of ten or more lots.
- c. 1,000 square feet of dedicated park and open space for each dwelling unit in a new multi-family development of ten or more dwelling units.
- d. Trails: .3 mile/1,000 residents; and

- d. Every city residence should be within one-half mile of a neighborhood park or within one mile of a community park facility.

Parks and Recreation Equity and Access Policy #2: Provide for voluntary payment of fees in lieu of dedication to provide adequate open space for specific neighborhoods throughout the City. Explore feasibility of an impact fee program.

~~**Parks and Recreation Equity and Access Policy #2:** Pursue the standard that every City resident should be within one-half mile of a neighborhood park or within one mile of a community park facility. Stress the acquisition and development of 5-10 acre parks to meet the City's level of service standards. Trails are to be provided at a standard of .3 of a mile for every 1,000 people.~~

Parks and Recreation Equity and Access Policy #3: Locate neighborhood parks in conjunction with new subdivisions and, as opportunities arise, in those areas of the City that may not be immediately accessible to community parks, ensuring that City level of service standards are met.

Parks and Recreation Equity and Access Policy #4: Non-motorized trails should be developed as multi-use trails to accommodate a variety of users, including pedestrians and bicyclists.

Parks and Recreation Equity and Access Policy #5: Research and implement strategies to acquire and develop new parks to meet level of service standards. This may include, but is not limited to:

- a. Explore opportunities for acquiring park land on the west side of town and north of Whitman Drive to provide additional recreational opportunities access and improving the City's parks level of service standard for all College Place residents.

Parks and Recreation Equity and Access Policy #6: Actively explore funding opportunities for further park acquisition to diversify the recreational opportunities in College Place.

Parks and Recreation Community-Oriented Goals and Policies

Parks and Recreation Community-Oriented Goal #1: Ensure the ongoing involvement of community residents in the park planning process.

Parks and Recreation Community-Oriented Goal #2: Establish and maintain a shared vision with local institutions of higher education, the Adventist school system, and the College Place public sSchool dDistrict for serving the College Place community.

Parks and Recreation Community-Oriented Goal #3: Promote a family-friendly, community-oriented city that provides residents and visitors with a sense of place and engagement.

Parks and Recreation Community-Oriented Policy #1: Representatives of the City, Walla Walla University~~Institutions of Higher Education~~, the Adventist school system, and the College Place School District should meet periodically to discuss matters of mutual interest and concern, including but not limited to:~~s and to~~

a. The coordination of~~e~~-joint parks planning and development activities.

b. Mutually beneficial strategies for the shared of joint use of facilities.

~~**Parks and Recreation Community-Oriented Policy #2:** Representatives of the City, Institutions of Higher Education, Adventist school system, and the College Place School District should continue to explore mutually beneficial strategies for the shared of joint use of facilities.~~

Parks and Recreation Community-Oriented Policy #3~~2~~: Encourage volunteer citizen groups, developers and other partners in the development and implementation of park and recreation programs.

Parks and Recreation Community-Oriented Policy #4~~3~~: Promote unique community events and gatherings to bring people together and to foster a sense of place in the city.

Parks and Recreation Environmental Stewardship Goals and Policies

Parks and Recreation Environmental Stewardship Goal #1: Preserve and protect the environmental integrity of College Place natural assets.

Parks and Recreation Environmental Stewardship Policy #1: The small streams passing through the city are an important visual and environmental asset which should be preserved and enhanced by:

- a. Using open space dedications when required for a development proposal on properties containing a creek to acquire creek frontage and access.
- b. Protect streams from unauthorized channelization, loss of bank vegetation and other actions that may adversely impact the stream corridor.

Parks and Recreation Environmental Stewardship Goal #2: As feasible, promote recycling at all College Place parks and recreation facilities.

Parks and Recreation Environmental Stewardship Goal #3: Remove invasive vegetation within parks, open spaces and sensitive areas by incorporating weed management protocols into maintenance plans and by working with native plants.

Parks and Recreation Environmental Stewardship Goal #4: Give priority consideration for use of environmentally friendly material in the design and development of existing and new parks.

Parks and Recreation Environmental Stewardship Goal #5: Engage with volunteer organizations and nonprofits to promote the stewardship of sensitive areas, parks, and trails.

Parks and Recreation Environmental Stewardship Goal #6: Maintain Tree City USA status.

Parks and Recreation Health and Wellness Goals and Policies

Parks and Recreation Health and Wellness Goal #1: Promote health and well-being of College Place residents through the development and improvement of non-motorized transportation networks to promote physical activity and healthy lifestyles.

Parks and Recreation Health and Wellness Goal #2: Explore opportunities for recreational programming and/or potential for a shared use agreement with the City of Walla Walla Parks and Recreation, College Place schools, and the Adventist school system.

Parks and Recreation Health and Wellness Goal #3: Promote the use of City parks and recreation facilities.

Parks and Recreation Health and Wellness Policy #1: Support bicycle-oriented infrastructure within and adjacent to College Place parks and transportation systems.

Parks and Recreation Health and Wellness Policy #2: As funds become available, continue the bike path through the City of College Place from Larch Avenue and 12th Street to the City limits on Whitman Drive.

Parks and Recreation Health and Wellness Policy #3: The City should continue to explore opportunities to acquire easements along stream corridors to provide recreational trail access.

Parks and Recreation Health and Wellness Policy #4: Prioritize pedestrian and bicycle trail routes and plans identified in the Blue Mountain Region Trails Plan and seek funding to implement.

Parks and Recreation Health and Wellness Policy #5: Develop a trail connectivity plan to improve non-motorized trail access and connectivity throughout the local trail network.

Parks and Recreation Health and Wellness Policy #6: Ensure bicycle signage is consistent with the City's wayfinding signage standards.

Parks and Recreation Health and Wellness Policy #7: Explore the feasibility of establishing youth/adult recreation programs in College Place.

- a. Explore the feasibility of establishing a fee structure for 18 and over adult recreational programming.

Parks and Recreation Health and Wellness Policy #8: The City shall continue to identify opportunities and execute agreements for the shared use of parks and recreation facilities.

Parks and Recreation Health and Wellness Policy #9: Explore the development and land acquisition opportunities for the development of a large sports complex to host regional and local recreational events.

Parks and Recreation Health and Wellness Policy #10: Stress advertising of park facilities and activities.

- a. Develop promotional materials, including maps and brochures to highlight local park, trail, and recreational areas and facilities.

Parks and Recreation Facility Integration Goals and Policies

Parks and Recreation Facility Integration Goal #1: Maintain vibrant park amenities and facility integrity while reducing operating maintenance costs and improving operating efficiencies.

Parks and Recreation Facility Integration Goal #2: Explore grant opportunities to upgrade and improve College Place parks and recreational facilities.

Parks and Recreation Facility Integration Goal #3: Develop and implement regularly scheduled routine and preventative maintenance programs to ensure effective use of maintenance resources.

Parks and Recreation Facility Integration Goal #4: Create and leverage economic development opportunities for local park systems.

Parks and Recreation Facility Integration Policy #1: Prioritize park improvements and identify a source of funds, both for large projects and small maintenance type works, by preparing and maintaining a current Capital Improvement Program.

- a. Renovations should be accomplished in a manner that allows a minimum opportunity for vandalism.
- b. When appropriate minimize maintenance and park requirements.

- c. Maintain adequate drainage and irrigation of park lands.

Parks and Recreation Facility Integration Policy #2: Apply for funding through the Recreation and Conservation Office ~~grant opportunities~~ to update Lion's Park recreational amenities and facilities.

Parks and Recreation Facility Integration Policy #3: Parks and open space areas greater than 3 acres in new subdivisions, developed in accordance with City standards, may be proposed for dedication to the City.

a. Priority consideration shall be given to parks and open space greater than 5 acres.

b. Parks and open space areas less than three acres and parks not accepted for dedication to the City in new subdivisions, shall be maintained by the homeowners through a homeowners or property owners association. Minimize the development of pocket parks (less than 2 acres) unless a neighborhood association, nonprofit organization, or a volunteer group is deemed responsible for the maintenance.

Parks and Recreation Facility Integration Policy #4: Explore the development of establishing a pricing strategy and fee structure for rented facilities that aligns with comparable market rates and supports costs recovery of maintenance and operations costs.

Parks and Recreation Facility Integration Policy #5: Prepare and implement a maintenance plan for every park and facility.

Parks and Recreation Facility Integration Policy #6: The Parks, Recreation and Arbor Board should meet periodically with the City's Economic Development Commission to coordinate efforts and to ensure consistent goals and priorities.

Parks and Recreation Facility Integration Policy #7: Develop design standards for park signage, using Kiwanis Park sign as the standard for design.

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Currently Manufactured Housing and Mobile Home Parks are permitted uses in the Multi-Family Zoning District (MFR). The City has received a request from the Community Council to amend the City's Comprehensive Plan and Unified Development Code to re-establish a zoning district for manufactured housing and mobile home parks. The following highlights proposed revisions to the UDC to re-establish this zoning District.

Chapter 14.50 Zoning

Sections:

14.50.010 Introduction;
14.50.020 Official Zoning Map; and
14.50.030 Table of Permitted Uses.

14.50.010 Introduction.

A. It is the purpose of this Chapter Title to:

- 1. Facilitate orderly growth and development of the city consistent with the goals and policies of the Comprehensive Plan.*
- 2. Protect the health, safety and general welfare of city and urban area residents.*
- 3. Promote sound economic development and protect property values.*
- 4. Promote the wise use of the area's natural resources.*
- 5. Establish land use districts and provide for the appropriate regulations of land use within those districts.*
- 6. Provide flexible regulations which encourage compatible and efficient land use.*
- 7. Provide for the administration and enforcement of these regulations; and*
- 8. Reduce the effects of incompatible land uses.*

14.50.020 Official Zoning Map. *The City shall establish and maintain an Official Zoning Map consistent with the provisions of this Title and the Comprehensive Plan.*

A. In order to classify, segregate and regulate the uses of land, buildings and structures, the city is divided into the following zoning districts:

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1. *Single-Family Residential (SFR). The purpose of the Single-Family Residential zoning district is to stabilize and protect residential neighborhoods; to prevent intrusion by incompatible uses; and to permit principal and accessory uses which will enhance the district's single-family residential character.*
2. *Multi-Family Residential (MFR). The purpose of the Multi-Family Residential zoning district is to provide a range of higher density residential opportunities in the vicinity of existing high-density residential areas, institutions, commercial areas and major transportation routes.*
3. *Manufactured Housing/Mobile Home Park District (MHP). The purpose of this district is to provide and protect affordable opportunities for the long-term occupancy of manufactured housing and mobile homes and the like in a residential setting.*
4. *General Commercial (GC). The purpose of the General Commercial zoning district is to provide for the concentrated grouping of diversified retail trade, administrative, and professional offices and services. This district encourages a full range of commercial activities, including convenience, comparison and professional shops and businesses serving the entire community trading area.*
4. *Downtown Mixed-Use (DMU). The purpose of the Downtown Mixed-Use zoning district is to promote innovative, well designed, mixed-use, higher density development along College Avenue. The DMU district is hereby created to:*
 - a. *Be consistent with City of College Place Comprehensive Plan goals and policies by encouraging more compact, higher density, mixed-use development of retail, office and residential uses within the same building.*
 - b. *Provide an area with a compatible mix of residential and commercial uses.*
 - c. *Promote innovative site and building design to achieve above purposes by allowing flexibility within and modification from existing codes through flexible residential densities while not compromising the requirements established within the College Place Municipal Code.*
5. *Light Industrial (LI). The purpose of the Light Industrial zoning district is to provide for the location and grouping of industrial activities that do not generate offensive external impacts such as excessive noise, pollution or emissions, involve limited assembly, fabrication and handling of products, include research and technological processes and do not create exceptional demands upon public facilities and services. A further purpose is to afford protection to the industries so located by prohibiting the intrusion of incompatible influences.*

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6. *University District (UD). The purpose of the University District zone is to promote the use and development of properties on and in the immediate vicinity of the Walla Walla University Campus in accordance with the provisions of a Master Plan and to promote the compatibility of uses between the University and neighboring properties.*
7. *Public Use (PU). The purpose of the Public Use zoning district is to provide for the retention of lands necessary for open spaces, parks, K-12 schools, and City facilities such as the City Hall campus.*
- B. *The locations and boundaries of these zoning districts are depicted on the Official Zoning Map. The regulations of this Title governing the uses of land, buildings and structures, the size of yards and other matters as set forth in this Title are established and declared to be in effect upon all land encompassed within the boundaries of each district as shown on the Official Zoning Map.*
- C. *Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the Community Development Director or his/her designee may make an administrative determination.*

14.50.030 Table of Permitted Uses.

- A. *The Table of Permitted Uses would be amended to permit the following permitted uses in the MHP District:*
 1. *Manufactured Housing Community in accordance with the provisions of CPMC 14.60.190.*
 2. *Mobile Home Park in accordance with the provisions of CPMC 14.60.190.*
 3. *Manufactured/Mobile Home Community in accordance with the provisions of CPMC 14.60.190.*
 4. *RV Park in accordance with the provisions of CPMC 14.60.200.*
 5. *Clubhouses, community centers, and recreation facilities for the primary use of park residents.*
 6. *Park or Playground.*
 7. *Public Utilities.*
 8. *Minor Wireless Communication Facilities in accordance with the provisions of CPMC 14.60.270.*

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9. Adult Home.

10. Group Home.

B. The Table of Permitted Uses would be amended to permit the following permitted uses in the MHP District through the issuance of a Conditional Use Permit:

1. Child Day Care Center.

2. Day Care Center, Adult^[GD1].

3. Restaurant/Coffee Shop.

4. Convenience Grocery.

5. Mini-Storage.

6. Laundromat.

7. Other personal and professional services designed primarily to serve -residents of the neighborhood.

C. The following accessory uses may be permitted in the MHP District:

1. Garages and carports.

2. Garden house, tool shed, playhouse, or greenhouse not used for commercial purposes.

3. Any use customarily incidental to a permitted principal use, i.e., the sale of new or eligible used manufactured homes for use within the park.

4. One single-family dwelling for the primary use of a manager or caretaker responsible for maintaining or operating the property.

5. Seasonal and Temporary Uses through a Special Use Permit in accordance with the provisions of CPMC 14.60.130.

6. Home Business as an accessory use in accordance with the provisions of CPMC 14.60.150

Chapter 14.60 Development Standards

14.60.190 *Mobile Home Parks, Manufactured Housing Community, and Manufactured/Mobile Home Community.*

- A. *This section shall apply to the placement of manufactured homes, mobile homes, RV's, park models, and tiny homes in designated developments where individual spaces are leased or rented, but not sold to the occupants. This shall include:*
 - 1. *Mobile home parks.*
 - 2. *Manufactured housing communities; and*
 - 3. *Manufactured/mobile home communities.*
- B. *Permitted uses in a mobile home park, manufactured housing community, or manufactured/mobile home community may include:*
 - 1. *Manufactured homes, mobile homes, RV's, park models, tiny homes, and campers.*
 - 2. *Parks and playgrounds.*
 - 3. *Clubhouses, community centers, and recreation facilities for the primary use of park residents; and*
 - 4. *One single-family dwelling for the primary use of a manager or caretaker responsible for maintaining or operating the property.*
- C. *Permitted accessory uses in a mobile home park, manufactured housing community, or manufactured/mobile home community include:*
 - 1. *Garages and carports.*
 - 2. *Garden house, tool shed, playhouse, or greenhouse not used for commercial purposes.*
 - 3. *Any use customarily incidental to a permitted principal use, i.e., the sale of new manufactured homes for use within the park; and*
 - 4. *Home business when in compliance with Section 14.60.150.*
- D. *The following standards shall be applicable to the development of mobile home parks, manufactured housing community, or manufactured/mobile home community:*
 - 1. *Only one dwelling shall be permitted per designated residential space.*

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~~2. Residential spaces shall be a minimum of 3,600 square feet in size and 34 feet in width.~~

~~3. Maximum area coverage permitted for each residential space is 75 percent [GD2].~~

4.2. All dwellings and buildings shall be located at least 15 feet from the perimeter of the park.

5.3. Unless an intervening fire wall is provided, no residence shall be located closer than ten feet from any other residence, nor closer than ten feet from any, common parking area or common walkway, or 15 feet from any dedicated street. Detached accessory structures shall not be closer than five feet from any residence.

6.4. Along all property lines adjacent to a Single-Family Residential (SFR) or Multi-Family Residential (MFR) zone, screening consisting of a sight-obscuring fence or dense evergreen hedge designed to constitute a solid planting to a minimum height of six feet shall be installed and maintained. See CPMC 14.60.040 Landscaping for more details.

7.5. All manufactured homes and mobile homes shall be placed on a foundation or a concrete pad ~~residential spaces shall be provided with a concrete/poured foundation base~~ in accordance with the applicable provisions of:

- a. National Manufactured Housing Construction and Safety Standards Act of 1974 and rules and regulations adopted thereunder.
- b. Regulations and interpretations of the Washington State Department of Labor and Industries adopted pursuant to HUD rules; and
- c. Information supplied by the manufacturer.

6. All manufactured and mobile homes not placed on a permanent foundation shall be attached to the ground and the space from the bottom of the home to the ground is enclosed with weather resistant skirting as specified by the manufacturer and approved by the City.

8.7. Use of recreational vehicles, tiny homes, park models, or campers for permanent residences is permitted provided that all utility hookups meet state or federal health standards for recreational vehicle parks.

10. A recreational vehicle must contain at least one internal toilet and at least one internal shower. If the park owner or manager permits the use of recreational vehicles that do not have at least one internal toilet and shower the manufactured home community must provide adequate sewer utilities, including toilets and showers.

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- 11. All other utilities to each residential space shall be underground except for outlets and risers at each space.*
- 12. All residential spaces must be served by an adequate supply of water, as determined by the City, in accordance with local, state, and federal standards, provided that the City may require a Certificate of Water Availability from a certified water provider for lots not served by the City water system. All required water system improvements shall be designed and constructed in conformance with City standards and shall address:*
 - a. Potable water from a public water supply source.*
 - a. Adequate water supply, pressure, and facilities for fire protection purposes; and*
 - b. Water necessary to maintain required landscaping.*
- 13. All lots must be served by City sewers, if available, in accordance with the provisions of the Laws of Washington State. If not, the City may authorize the use of a septic system(s) designed to the standards of the Walla Walla County Health Department, provided that the City may require the execution of a No Protest LID Agreement, or other instrument to ensure that a connection is made when City sewer service is available.*
- 14. All mobile home parks, manufactured housing communities, and manufactured/mobile home communities shall be served by one or more public streets providing ingress and egress at not less than two points. This requirement may be waived based on a finding by the City that the proposed access complies with the provisions of:*
 - a. The City of College Place Engineering Design Standards.*
 - b. The International Fire Code, as adopted by the City; and*
 - c. Is in the public interest.*
- 15. All streets shall comply with all City transportation plans, including but not limited to:*
 - a. Comprehensive Plan Transportation Map.*
 - b. Arterial Street Plan; and*
 - c. City 6-Year Transportation Plan.*
- 16. All street networks and improvements shall provide ready access for fire and other emergency vehicles and equipment and route of escape for inhabitants, in accordance with the provisions of the International Fire Code, as adopted by the City.*

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- 17. All streets shall be dedicated to the City and designed in accordance with the City of College Place Engineering Design Standards. This shall include street lighting, street signs, sidewalks, landscaping strips, curbs, gutters, stormwater facilities, pedestrian facilities, and bike lanes, as required.*
- a. Private streets are discouraged, and all streets shall be dedicated to the City, unless a private street is approved by the City. Private streets may be permitted in:*
 - (1) When serving parcels that are isolated by topography or the configuration of existing lots and that connection with other streets is unachievable; and*
 - (2) Unusual situations based on a finding by the City that it is in the public interest.*
 - b. Private streets, when permitted, must be designed and constructed in accordance with the City of College Place Standard Specifications and, provided that:*
 - (1) Pedestrian access must be provided to existing and future streets or pathways.*
 - (2) Provisions must be made for privately owned and maintained water and sewer improvements, designed and constructed to City standards, as no public utilities shall be located under a private street.*
 - (3) Traffic circulation shall not be obstructed or cut off future development from public access or utilities; and*
 - (4) The transition to a public street shall not occur in mid-block, unless a mid-block transition is unavoidable, a public turn-around designed to meet City standards must be constructed.*
 - c. All residential spaces shall be accessible from a City street, driveway, joint use driveway, or in the limited circumstances provided in this Title, a private street, in accordance with City standards and the needs of emergency service and utility providers.*
- 18. Frontage improvements may be deferred by the City, if:*
- a. There are no frontage improvements on either side of the mobile home park, manufactured housing community, or manufactured/mobile home community; and*
 - b. A no protest LID agreement is executed; or*
 - c. A financial guarantee is executed to ensure that the improvements are installed by a certain date or event.*

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19. *The City may accept a voluntary payment in lieu of the installation of required frontage improvements, to be used at a later date, and/or for similar improvements at another location.*
20. *Street lighting shall be provided in accordance with City lighting standards.*
21. *Each mobile home park, manufactured housing community, and manufactured/mobile home community shall provide 300 square feet of usable common open space per dwelling. Common open space shall not include:*
 - a. *Areas reserved for the exclusive use or benefit of an individual tenant.*
 - b. *Dedicated vehicular and pedestrian right-of-way, easement or off-street parking areas; or*
 - c. *Critical areas and their buffers.*
22. *A designated storage area for recreational vehicles, boats, or trailers may be provided. If provided, a six-foot-high, sight-obscuring fence shall be erected around the perimeter of such storage area. Storage of recreational vehicles, boats, or trailers on individual manufactured home spaces or required parking stalls is prohibited.*
- E. *Maintenance. It shall be the responsibility of the mobile home park, manufactured housing community, or manufactured/mobile home community owner or manager to:*
 1. *Assure that all required landscape and common areas are perpetually maintained.*
 2. *Keep the park free of unsightly brush, leaves, weeds and debris which might communicate fires between manufactured homes and other improvements.*
 3. *Keep the park free from nuisances as defined in 8.24 CPMC.*
 4. *Assure that all private stormwater facilities are perpetually maintained.*
- F. *The City shall issue only building permits and certificates of occupancy which conform to the approved final plans of park development and all other applicable sections of this Chapter, other city ordinances, and all applicable laws and regulations.*
 1. *No building permit for the placement of manufactured homes shall be issued prior to completion of manufactured home park improvements, including drives and screening and landscaping of required common open spaces.*
 2. *No major changes, as determined by the City, such as rearrangement of spaces, blocks, or drives may be made to an approved manufactured home park plan without again*

going through the procedures provided under this Chapter for original manufactured home park approval.

NOTE: THE FOLLOWING POTENTIAL REVISIONS ARE A WORK IN PROGRESS AND SUBJECT TO FURTHER REVISION^[GD3].

G. All residents in mobile home parks, manufactured housing communities, and manufactured/mobile home communities shall be given at least six (6) months' notice in advance of requested or proposed zoning changes, changes to development standards, and/or to variances from development standards.

H. A landlord must provide a written notice of opportunity to purchase a manufactured/mobile home community by certified mail or personal delivery to each tenant within 14 days after the date on which any advertisement, listing, or public notice is first made that the manufactured/mobile home community, or property on which it sits, is for sale or lease.

1. A notice of opportunity to purchase must include a statement that homeowners' associations and eligible organizations have 45 days from the date on which the notice of opportunity to purchase was personally delivered or postmarked to provide the landlord with notice of intent to consider purchasing or leasing the manufactured/mobile home park, during which time the landlord shall not make a final acceptance of an offer to purchase or lease the park.

2. "Eligible organizations" include community land trusts, resident nonprofit cooperatives, local governments, local housing authorities, nonprofit community or neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.

3. If such notice of intent is provided to the landlord within 45 days, the landlord shall not make a final unconditional acceptance of an offer to purchase or lease the park from a person or entity other than a homeowners' association or eligible organization for an additional 120 days.

4. A notice of opportunity to purchase is not required with respect to a sale, transfer, conveyance, or lease of the manufactured/mobile home community or the property on which it sits where the transaction is:

(a) Due to foreclosure.

(b) Incidental to financing the park.

(c) Pursuant to eminent domain.

(d) Pursuant to a tax sale.

(e) Between joint tenants or tenants in common.

(f) Among the partners or shareholders who own the manufactured/mobile home community; or

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(g) To a member of the owner's family or to a trust for the sole benefit of members of the owner's family.

5. If no homeowners' association or eligible organization provides notice expressing an intent to consider the purchase or lease within 45 days after the date on which a notice of opportunity to purchase was personally delivered or postmarked, the landlord is not subject to a following 120-day waiting period before unconditionally accepting an offer.

6. A landlord intending to sell or lease a manufactured/mobile home community or the property on which it sits is required to negotiate in good faith with homeowners' associations and eligible organizations.

I. The owners of mobile home parks, manufactured housing communities, and manufactured/mobile home communities shall prepare and submit for City review and approval a Residential Relocation Plan to mitigate against the displacement of residents, when the owners plan to close or redevelop their parks. This plan shall include:

1. A list of nearby communities where residents can move their homes.
2. Movement of the residents' homes and payment for the disposal of homes that cannot be moved.
3. Payment of residents' relocation expenses; and
4. Compensation to homeowners for the fair market value of homes that cannot be moved.

City of College Place, Washington
Proposed Housekeeping Amendments to the Unified Development Code
October 13, 2021

The City of College Place has received proposed amendments to the City's Comprehensive Plan and Development Regulations intended to broaden and strengthen the City's commitment to the preservation of affordable housing. In addition, the City is proposing the following "housekeeping" amendments to the City's Unified Development Code.

College Place Municipal Code 14.90. Subdivisions is proposed to be amended as follows:

14.90.040 C 3 shall be amended to add a new paragraph j.

3. *All streets shall be designed and constructed in accordance with the City of College Place Engineering Design Standards. This shall include, but is not limited to street lighting, street signs, sidewalks, landscaping strips, curbs, gutters, stormwater facilities, and bike lanes, as required by the City.*
- j. *On corner lots, the placement of driveways should be placed as far away from the intersection as possible, as determined by the City.*

College Place Municipal Code 14.20. 030 Definitions is proposed to be amended as follows:

14.20.030 Definitions.

- A. *The following words and phrases are hereby defined as follows, unless otherwise determined by the City through an administrative code interpretation:*

***"Qualified professional"** means a person with required applicable education, training, and experience in the field or profession and who holds the necessary license(s), certificate(s), registration(s) or permit(s) necessary to qualify to provide services therein. The City shall determine whether a particular person or entity is a qualified professional for the purposes of this Title.*

- a. *For the purposes of administering the regulations to protect environmentally sensitive areas a qualified professional shall include a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology or related field, and two years of related work experience.*
- (1) *A qualified professional for habitats or wetlands must be a professional wetland scientist with at least two years of full-time work experience as a wetland professional, including delineating wetlands using the state or federal manuals, preparing wetland reports, conducting function assessments, and developing and implementing mitigation plans.*

(2) A qualified professional for a geological hazard must be a professional geologist (preferred) or engineer, licensed in the State of Washington.

(3) A qualified professional for critical aquifer recharge areas means a currently licensed Washington State geologist holding a current specialty license in hydrogeology.

b. For purposes of administering the International Codes a qualified professional shall include a design professional, architect, engineers, and land surveyors licensed under the provisions of RCW 18.08, WAC 308-12 or RCW 18.43.

c. For purposes of administering the land use regulations and development standards a qualified professional may include urban planners, architects, landscape architects, attorneys, civil engineers, and traffic engineers, and GIS specialists.

"Dwelling, two residential units" or "duplex", means a building on a lot containing two dwelling units.

"Townhouse" means a building constructed in a group of ~~two~~three or more attached dwelling units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Townhouses may be constructed on one lot or on more than one lot as a zero-lot line residential structure.

College Place Municipal Code 14.60.180 Housing Standards is proposed to be amended as follows:

a. Applicability. These provisions shall apply to the following uses, as defined by the City:

1. Manufactured housing;
2. Multiple residential dwelling units;
3. Cottage housing and co-housing;
4. Townhouses ~~mes or zero lot line developments~~;
5. Tiny homes; and
6. Mixed-use commercial and residential development.

E. Townhouses may be permitted in accordance with the following standards: ~~- Three or more single family dwelling units may be attached as townhouses or zero lot line housing developments, provided that:~~

1. Each development shall comply with the Density, Dimension, Area, Height and Setback Standards for the applicable zoning district; provided that:
 - a. The minimum lot size and lot width requirements may be waived by the Community Development Director, provided that the density, lot coverage, and setback requirements can reasonably be met.
 - b. The building placement, landscaping, and/or design of windows on the non-zero lot line sides of the structure shall provide a buffer for the occupants of abutting lots. The side of the building, which is located on the property line, cannot have any openings (vents, windows, doors, etc.), nor an eave that overhangs the property line.
 - c. Usable outdoor living areas shall be provided in rear and side-oriented courtyards.
2. Each building shall comply with the townhouse provisions of the International Residential Code as adopted and implemented by the City, provided that:
 - a. The International Residential Code exception to the required parapet construction is not applicable to zero lot line residential structures.

College Place Municipal Code 14.90.040 Required Improvements is proposed to be amended as follows:

- C. 3. k. On corner lots, the placement of driveways should be placed as far away from the intersection as possible, as determined by the City

College Place Municipal Code 14.50.030 Table of Permitted Uses is proposed to be amended as follows:

Townhouses/~~Zero-Lot-Line Housing~~

College Place Municipal Code 14.60.030 Density, Dimension, Area, Height, and Setback Standards is proposed to be amended as follows:

A. Table 14.60.030 Density, Dimension, Area, Height, and Setback Standards.

Table Footnotes:

- (5) For cottage housing and townhouses, the minimum lot size and lot width requirements may be waived by the Community Development Director, provided that the density, lot coverage, and setback requirements can reasonably be met.

College Place Municipal Code 14.60.040 Landscaping, Fences, and Visibility Standards is proposed to be amended as follows:

B. The following standards shall apply to all fences in the City:

1. No fence shall exceed eight feet in height measured from the existing grade to the highest board, rail, or wire, including any retaining wall.

a. Fences exceeding ~~seven~~^{six} feet in height shall require a building permit and must comply with the provisions of the International Codes, as adopted by the City.

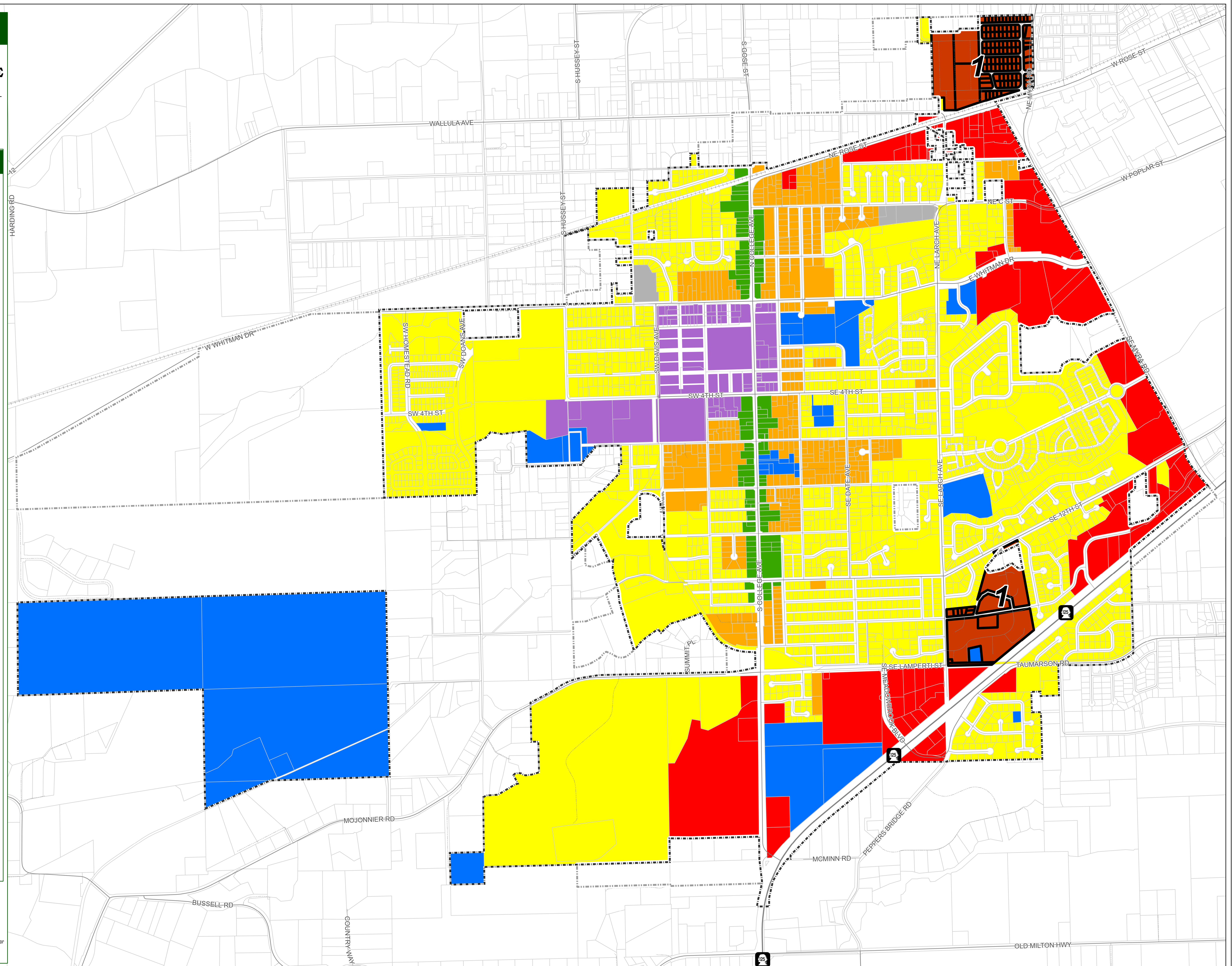
Approved: October 9, 2018
Potential Amendments: August 12, 2021

Zoning Designations

University District (UD)

☐ Proposed Revision

1. Multi-Family Residential (MFR) to
Manufactured Home Park (MHP)



A horizontal scale bar with a black segment from 0 to 0.25 and a white segment from 0.25 to 0.5. The word "Miles" is at the right end.



GXT Consulting LLC

Disclaimer The information on this map is intended for general reference use only. The City of College Place, and those operating on their behalf, cannot guarantee the accuracy or usefulness of the information shown. The user of this map assumes all responsibility for inappropriate use of the information provided herein.

Summer 2019



Affordable Housing

Community Council Report

A report to the residents of Columbia and Walla Walla counties and the Milton-Freewater area

RECEIVED

By Jon Rickard at 10:56 am, Apr 28, 2021



Community Council Study Committee

The 2018–2019 Study Committee met for 26 weeks, from September 25, 2018, to April 9, 2019. The Study Management Team developed the study curriculum and met throughout the course of the study to guide the process.

Study Chair: Meagan Anderson-Pira

Study Management Team: Sharon Clinton, Norma Hernandez, Brian Hunt, Andrea Weckmueller-Behringer

Study Coordinator: Catherine Veninga

Assistant Study Coordinator: Georgia Lyon

Advocacy Coordinator: Ruthell Martinez

Study Committee: Cindy Boen, Louise Bourassa*, Micki Breitenstein*, Brian Burns*, Elizabeth Chamberlain*, Larry Clinton*, Sheryl Cox*, Erendira Cruz*, Mike Fredrickson*, Tom Glover*, Renee Harms*, Gretchen Hormel*, Paul Ihle*, Ted Koehler*, Tim Payne*, Deborah Peters*, Cheryl Pira*, Laura Prado*, Nadean Pulfer*, Gustavo Reyna*, Jon Rickard*, Nancy Riggle*, Mike Rizzitiello*, Toby Salazar*, Terri Silvis, Barbara Stubblefield, Dick Swenson*, Roger Trick*, Kelly Trop*, Yesenia Trujillo*, Bob Waring*, Kathryn Witherington*, Ellen Wolf*, Michele Wyres

*Participated in the development of conclusions and recommendations

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Study Highlights

	CHALLENGE	RECOMMENDED SOLUTION
PUBLIC SUPPORT	Community outreach and education regarding the benefits of affordable housing—to the individual and to the community—is a critical part of generating public support for affordable housing solutions.	Conduct community outreach and education regarding the benefits of affordable housing to the individual and the community.
INVENTORY MISMATCH	There is a mismatch between household size (number of people) and house size (number of bedrooms), which impacts the ability of households to find affordable units.	Promote and adopt development policies and regulations that allow for diverse housing options.
TRANSPORTATION COSTS	Locating housing in proximity to employment, education, retail services or public transit can improve overall housing affordability because it reduces transportation costs.	Increase the production of mixed-use development by locating housing in proximity to employment, transit, education, retail services and amenities.
WEATHERIZATION AND REPAIR	A cost-effective way to provide affordable housing is to preserve the units that already exist. Weatherization and home repair programs are valuable tools that aid in that effort.	Identify and implement methods for preserving existing housing stock, reducing utility costs and making homes more energy efficient.
BARRIERS TO ACCESS	There can be many barriers to obtaining rental housing, including having to submit multiple application fees and act quickly when units are available. Prospective renters at every income level could save time and money if a single application would provide access to the local rental market.	Explore the development of a single rental application process.

Executive Summary

Safe and affordable housing provides a foundation for building resilient households and healthy, vibrant communities. When housing is affordable, household budgets have more flexibility to cover necessary expenses, such as food, medical services and child care, which relieves stress and supports financial stability. Stable housing enables students to focus on school work, workers to engage in careers, seniors to enjoy retirement and residents to participate in civic life. When affordability is out of reach,

household distress reverberates throughout a community, and increased pressure is placed on the public health system, social services and law enforcement.

Communities with ample safe and affordable housing are attractive places to live and work.

In our region, 41% of all households that pay rent or a mortgage do not live in housing that is affordable. This study asks, “How can we meet the need for safe and affordable housing in our region?” To address this question, the Study Committee spent 17 weeks learning from a diverse group of

speakers about a variety of topics, including local housing needs and existing housing stock, economic and demographic trends, policies and programs designed to increase affordable housing, land use regulation, the cost of housing development, barriers to accessing housing, and housing services for low-income households. The Committee then spent an additional nine weeks engaged in a consensus-based process of reviewing findings, generating conclusions and developing recommendations.

2019 Community Council Board of Directors and Staff

President: Cheri Heafy

Secretary: Debbie Dumont

President-Elect: Mario Delgadillo

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Executive Director: Mary Campbell

Advocacy Coordinator: Ruthell Martinez

Study Coordinator: Catherine Veninga

Assistant Study Coordinator: Georgia Lyon

Community Council’s region includes Columbia and Walla Walla counties and the Milton-Freewater area.

Introduction

This study asks,
“How can we meet
the need for safe
and affordable
housing in our
region?”

Access to safe and affordable housing is an essential foundation of a vibrant and healthy community that offers opportunity to all. Students with unstable housing have difficulty focusing on their schoolwork and are at greater risk of dropping out. When employers have difficulty hiring because potential employees cannot find affordable homes, economic development stalls. Individuals who forego medical care in order to pay rent exacerbate health issues and strain the public health system. When high housing costs result in long commutes, not only are transportation costs added to household budgets, but individuals also have less time to be involved in their communities. The lack of affordable housing has reverberating effects throughout a community. Affordable housing has been selected for study because it directly and profoundly impacts key quality-of-life issues in our region, including education, employment, health and wellness, and community engagement.

In this study, we follow the Department of Housing and Urban Development (HUD) definition of housing affordability, which states

that housing is affordable when housing costs—a mortgage or rent, and utilities—do not exceed 30% of a household’s pre-tax income. Households that spend more than 30% of their income on housing costs are considered “cost-burdened.” Those that spend more than 50% are “extremely cost-burdened.” Cost-burdened households often find that they have to make difficult decisions about how to spend what’s left of the household budget after housing costs have been covered.

This study asks, “How can we meet the need for safe and affordable housing in our region?” Recognizing a broad spectrum of need, we consider strategies that address both government-supported and market-rate affordable housing. While we understand that there is a direct relationship between affordable housing and homelessness, and that the lack of affordability contributes to housing instability, this study does not directly address homelessness. By focusing broadly on safe and affordable housing, this study also aims to contribute to efforts to prevent homelessness.

STRUCTURE OF THE REPORT

In order to answer the study question, we began by exploring the need for affordable housing in our region. We found that there is a significant lack of affordable housing options at a range of income levels, and that the existing housing stock does not match household demographics. Next, we sought to better understand constraints on inventory: Why do we have fewer units than we need across a broad income spectrum? Why don't we have a more diverse housing stock? From there, we explored ways to increase affordable housing options.

Expanding the inventory and diversity of housing options is crucial to addressing the need for affordable housing, yet the Study Committee also learned that there are additional financial and social barriers that limit access to housing, such as expensive deposits, poor rental history, and lack of knowledge regarding opportunities and responsibilities. Given the broad

scope of this topic, our exploration of "safe" housing was limited to considerations of the structural safety of dwelling units and focused on programs that support weatherization and repair.

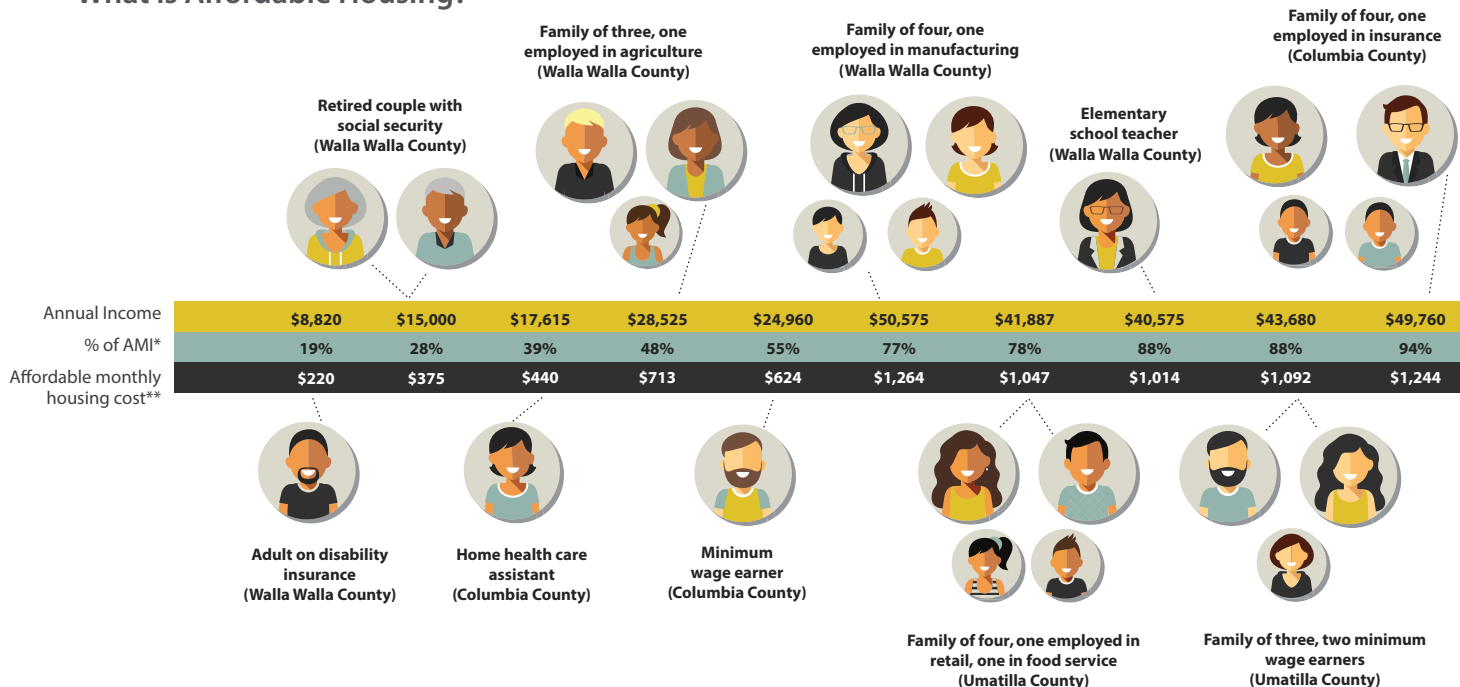
Lack of affordable housing is a multidimensional challenge with no simple or quick remedy. Because the causes and consequences of the lack of affordable housing vary from one location to another, the Study Committee has been encouraged to look for gaps in what has already been done here and identify new, locally appropriate solutions. Slow-growth, largely rural areas like ours face different challenges than booming metropolises, and tools that might work in high-growth areas are not always feasible or available here. Even within our region there is significant variation. The City of Walla Walla—with a population of more than 30,000—faces different opportunities and constraints than Milton-Freewater, population 7,105,

or Dayton, a town of approximately 2,560 residents. To further complicate matters, our region spans a state border. State-level policy frameworks and priorities impact the availability of tools, incentives and financial support.

What is the need for affordable housing?

People across a spectrum of income levels—from extremely low to moderate income—struggle to find housing that is affordable in our region. Considering affordability across a spectrum of need allows us to see the housing market as a dynamic whole and recognize that activity at one point impacts availability at another. High demand combined with low inventory not only drives up prices, but also creates a housing market in which higher-income households can outbid lower-income households.

What is Affordable Housing?



*calculations are based on household size and county of residence

**calculated at 30% of monthly income

Diagram is modeled after Equitable Housing Initiative Factsheet Affordability, by Portland Metro: oregonmetro.gov/equitable-housing

Table 1: Measures of Housing Affordability

	Definition	Unit of analysis
Affordable housing	An affordable housing unit costs no more than 30% of household income.	Household
Cost-burdened	More than 30% of monthly gross income is spent on housing costs—mortgage or rent, and utilities.	Household
Severely cost-burdened	More than 50% of monthly gross income is spent on housing costs—mortgage or rent, and utilities.	Household
Affordability gap	The difference between what the median-income household can afford and the cost of the median-priced housing unit.	Geographic area
Housing Affordability Index (HAI)	An index that measures the extent to which the median-income household can purchase the median-priced home. A HAI score of 100 means that the median-income household has exactly enough income to qualify for a mortgage on the median-priced house. A score of over 100 means that the household has more than enough income; a score below 100 means that it does not have enough.	Geographic area
Housing and Transportation Affordability Index (H+T AI)	An index that estimates what percentage of an average household's income is spent on housing and transportation within a specific area. A home is affordable when housing costs are no more than 30% of household income and transportation costs are no more than 15% of household income.	Geographic area

“Down-renting”—when people rent units that cost less than what they can afford because that is all that is available—makes it increasingly difficult for lower-income households to find affordable housing.

Assessing Need and Measuring Affordability

Though the HUD definition of affordability appears fairly straightforward—when housing costs do not exceed 30% of household income—the Study Committee learned of a number of additional ways to understand housing affordability, both at the household level and for a specific geographic area. Table 1 identifies the measures of housing affordability presented to the Study Committee.

Affordable Housing

A housing unit is affordable when housing costs (mortgage or rent and utilities) do not exceed 30% of pre-tax income. Table 2 shows the upper limit

of affordable monthly housing payments for a range of incomes.

Minimum-wage workers and individuals who rely on government benefits face significant challenges finding affordable units. For an individual earning a minimum wage in Washington, affordable rent is \$624. Affordable rent is \$546 for someone earning minimum wage in non-metropolitan Oregon. For individuals relying on Social Security Insurance benefits, which average \$735 per month, affordable rent is \$220.

Rental rates in our region vary greatly depending on condition, location and size. A large property management company reported 2018 rates ranging from \$325 for a basement studio to \$2,500 for a large single-family home. Table 3 shows median rent by number of bedrooms in our region.

According to several speakers, rental rates have increased significantly over the past several years due

to high demand and low vacancy rates. A market with a vacancy rate of 5% is considered stable—there are enough empty units that people can move, but not so many that prices decline. According to the Washington Center for Real Estate Research’s (WCRER) Spring 2018 Apartment Market Survey, the vacancy rate for all rental units in Walla Walla County was 1.7% (the rate was even lower, 0.5%, for one-bedroom units), which is among the lowest of all Washington counties. WCRER does not gather data for Columbia County or the Milton-Freewater area, so we did not learn the vacancy rate for rentals in those parts of our region. One speaker reported that the Horizon Project, which operates supportive housing for low-income disabled populations in Milton-Freewater, has been 100% occupied for the past year, indicating a tight market there as well.

For many landlords, the properties they rent are investments and their

Table 2: Upper Limit of Affordable Housing Payment by Income for Selected Income Levels

Income type	Hourly income	Monthly income	Annual income	Upper limit of affordable monthly housing payment
Social Security insurance (average)	N/A	\$735	\$8,820	\$220
Minimum wage, Washington	\$12.00	\$2,080	\$24,960	\$624
Minimum wage, Oregon (non-metro)	\$10.50	\$1,820	\$21,840	\$546
Sample moderate wage	\$20.00	\$3,466	\$41,600	\$1,040
Median household income, Columbia County	\$22.23	\$3,854	\$46,250	\$1,156
Median household income, Walla Walla County	\$25.30	\$4,385	\$52,630	\$1,315
Median household income, Milton-Freewater	\$17.96	\$3,114	\$37,368	\$934

Source: Table DP03—Selected Economic Characteristics. American Community Survey 5-Year Estimates: 2017. Available at: American FactFinder (Census Bureau).

Table 3: Median Rent by Number of Bedrooms

	1-bedroom unit	2-bedroom unit	3-bedroom unit	Median for all units
Burbank	N/A	\$841	\$1,101	\$926
City of Walla Walla	\$579	\$855	\$1,156	\$860
College Place	\$598	\$786	\$1,221	\$846
Dayton	\$513	\$790	\$900	\$770
Milton-Freewater	\$418	\$655	\$828	\$666
Columbia County	\$513	\$749	\$845	\$745
Walla Walla County	\$584	\$826	\$1,090	\$843

Source: Table: B25031—Median Gross Rent by Bedrooms, Universe: Renter-occupied housing units paying cash rent. American Community Survey 5-Year Estimates: 2017. Available at: American FactFinder (Census Bureau).

primary interest is generating a financial return. According to two local rental property managers, during a tight market, landlords typically increase rents by 3% at the time of annual renewal, but some will increase rents by as much as 5% to 7% when vacancy rates are low. Landlords who own a greater number of units are typically more willing to take the risk of losing tenants

by increasing the rent significantly because the scale of their property holdings allows them to more easily absorb potential losses. Typically, there is an inverse relationship between vacancy rates and the rates at which rental prices increase—as vacancy rates go down, the rate at which rental prices increase goes up.

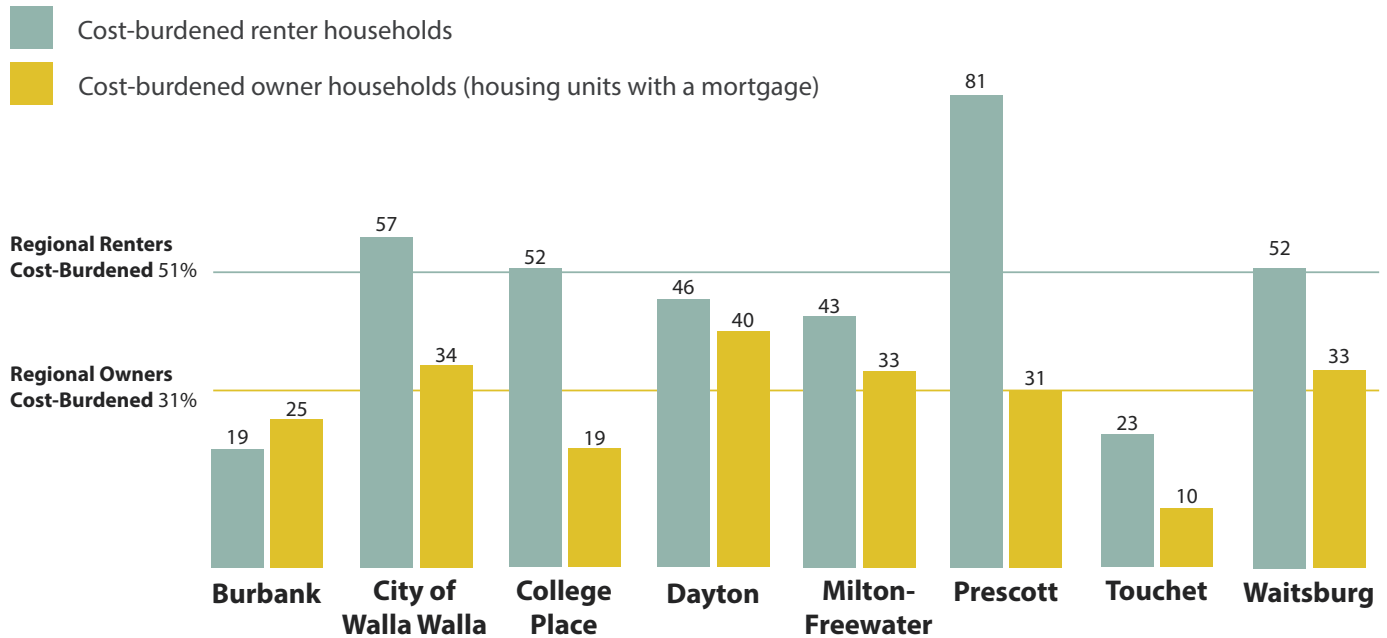
Cost-burdened Households

As previously stated, households are considered cost-burdened when they pay more than 30% of their monthly income on housing costs (mortgage or rent and utilities); those who pay more than 50% are considered severely cost-burdened. In 2017, 41% of all households in our region—Columbia and Walla Walla counties and the Milton-Freewater area—that pay rent or a mortgage were cost-burdened. As illustrated in Table 4, compared to owner households, a greater percentage of renter households were cost-burdened.

Households with lower incomes are cost-burdened at higher rates than wealthier households. As Table 5 shows, households with annual incomes below \$50,000 have much higher rates of being cost-burdened than households with annual incomes above \$50,000. The most burdened households are those at the lowest end of the income spectrum. The Washington State Department of Commerce estimated that in 2012, there were only eight affordable

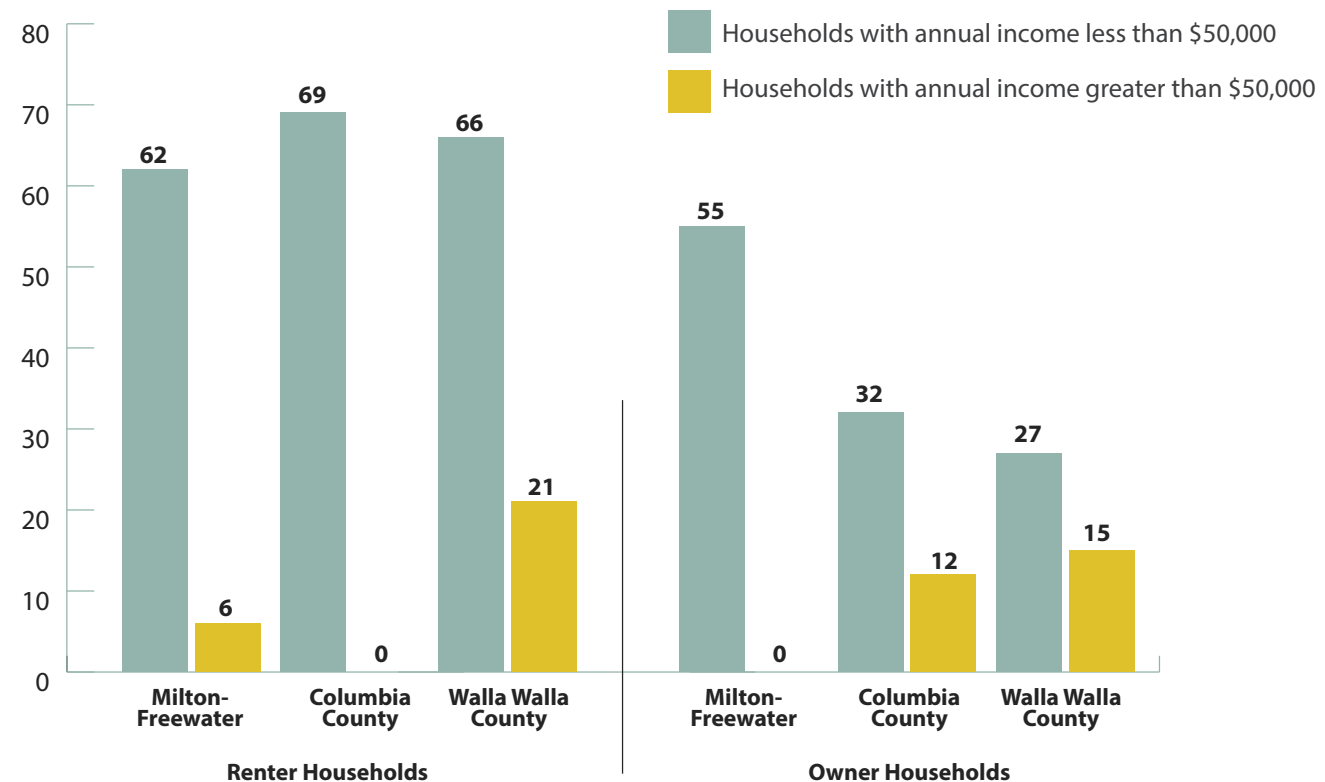
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Table 4: Percentage of Households That Are Cost-burdened



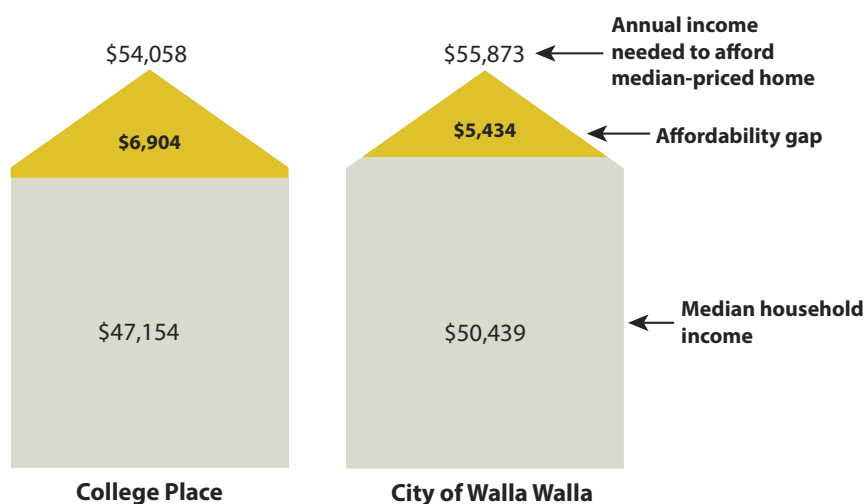
Source: Table: DP04—Selected Housing Characteristics. American Community Survey 5-year Estimates: 2017. Available at: American FactFinder (Census Bureau).

Table 5: Percentage of Renter and Owner Households That Are Cost-burdened, by Income Level



Source: Table: S2503—Financial Characteristics. American Community Survey 5-year Estimates: 2017. Available at: American FactFinder (Census Bureau).

Affordability Gap: Additional Annual Income Needed to Afford the Median-priced Home



Source: Regional production home builder, 2018.

Table 6: Transportation Data for Regional Locations

Location	Avg. commute time (minutes)	Transportation cost/year	Cars per household	Annual miles traveled
Burbank	23.4	\$14,927	2.02	24,015
College Place	11.5	\$12,226	1.64	19,849
Dayton	18.6	\$14,834	2.00	24,119
Dixie	26.9	\$16,812	2.33	25,263
Milton-Freewater	16.2	\$13,216	1.79	21,525
Prescott	25.4	\$14,774	2.01	23,358
Starbuck	21.7	\$16,257	2.25	24,462
Touchet	24.5	\$16,029	2.20	24,861
City of Walla Walla	14.8	\$12,294	1.65	19,926

Sources: <https://htaindex.cnt.org/fact-sheets> (retrieved 1/19/2019). Table: S0802—Means of Travel to Work by Selected Characteristics. American Community Survey 5-year Estimates: 2017. Available at: American FactFinder (Census Bureau).

—Continued from page 9

units available for every 100 extremely low-income households in Walla Walla County, and 30 for every 100 very low-income households. In Columbia County, there were only nine affordable units available for every 100 extremely low-income households and 33 for every 100 very low-income households. (See Table 9 for definitions of income levels.)

Affordability Gap

An affordability gap occurs when the median-priced home exceeds what the median-income household can afford to spend on housing. According to one production home builder in our region, there is an affordability gap in the City of Walla Walla and in College Place, meaning that in both jurisdictions, the median-priced home is not affordable to the median-income household. According to their calculation, in order to purchase the median-priced home (\$265,000 in College Place and \$273,900 in the City of Walla Walla), median household income would need to increase by \$5,434 in the City of Walla Walla (from \$50,439 to \$55,873), and \$6,904 in College Place (from \$47,154 to \$54,058). That company does not build production homes in Columbia County or Milton-Freewater, and therefore did not provide data for those locations.

Housing Affordability Index

The Housing Affordability Index (HAI) measures the extent to which the median-income household can afford to purchase the median-priced home. An HAI value of 100 means that a median-income household has exactly enough income to qualify for a mortgage on a median-priced home; a value above 100 indicates that household has more than enough income to qualify. During the third quarter of 2018, the HAI in Walla Walla County was 131.2,

and in Columbia County it was 196. For first-time home buyers, the HAI was 96.1 in Walla Walla County, and 138.2 in Columbia County (WCRER, 2018 Q3). According to the HAI, with the exception of first-time home buyers in Walla Walla County, housing is currently affordable in our region. Since 2010, however, the HAI has decreased in both Columbia and Walla Walla counties. In Milton-Freewater, HAI for 2017 was 142 (calculation based on median house price: \$141,500; median family income: \$45,995; and 4% interest rate).

Housing and Transportation Affordability Index

The Housing and Transportation Affordability Index (H+T AI) incorporates transportation costs into calculations of housing affordability. Nationally, housing and transportation costs comprise two of the largest household expenses; transportation costs represent 16% of an average household budget, and car ownership ranges from \$6,000–\$12,000 per year, according to the American Auto Association. According to HUD, people who live in auto-dependent neighborhoods spend 25% of their budgets on transportation, whereas those who live near public transportation spend only 9% on transportation costs.

According to the Center for Neighborhood Technology, which produces the H+T AI, a home is affordable when no more than 30% of household income is spent on housing and no more than 15% is spent on transportation. The H+T AI is useful because it reveals that homes are less affordable when residents have to commute long distances. The Center for Neighborhood Technology estimates that, using the HAI, 55% of neighborhoods in the United States are affordable, but using the H+T AI, only 26% are affordable. Table 6 shows the average commute time, average transportation costs

Table 7: Sample Housing Affordability Calculations for Walla Walla

	Affordability Gap Calculation, 2018 Regional production home builder	HAI Calculation (WCRER, 2018 Q3)
Annual income	\$50,439 (Median Household Income, City of Walla Walla)	\$62,700 (Median Family Income, Walla Walla County)
Down payment	5%	20%
Interest rate	5%	4.77%
Taxes	Not included	Not included
Mortgage insurance	Not included	Not included
Mortgage type	30-year conventional	30-year conventional
Median house price	\$273,900	\$238,100
Affordable?	NO The median-income household can afford a \$247,261 home. The median-priced home costs \$26,639 more than they can afford.	YES HAI is 131.2; the median-income household has more than enough income to afford the median priced home.

per year, average number of cars per household and average annual miles traveled for locations in our region.

Limits to Data Interpretation

The variability within different affordability measurements makes data interpretation difficult. The assumptions that underlie a mortgage calculation (loan type and term, interest rate, down payment, taxes and mortgage insurance), will impact the results. Data parameters, such as unit (e.g., household or family), geography (e.g., county or city), measurement (e.g., mean or median) and data source (e.g., census or proprietary) also matter. Table 7 presents the assumptions that underpin two different housing affordability calculations, which yield contradictory understandings of affordability.

In addition, because the affordability gap, HAI and H+T AI consider only the median income and median housing price, they do not depict affordability across the income spectrum. Looking at the distribution of households by income level, compared to the number of homes available for purchase that

are affordable at each income level, reveals that households at the lower end of the income distribution have fewer homes that are affordable than households at the higher end of the income distribution.

Inventory Mismatch

Analyses of the housing inventory and household demographics suggest that there is a mismatch between house size (number of bedrooms) and household size (number of people), which impacts the ability of households to find affordable units. To a large extent, the mismatch exists because demographics are changing (for example, there is a growing senior population and an increase in the number of single-person households), while the housing market has continued to favor the production of large single-family homes. For example, the Housing Element of the City of Walla Walla's recent Comprehensive Plan found a shortage of one-bedroom units and a surplus of three-bedroom units. Further, the Washington State Department of Commerce found that in Walla Walla County, a greater

percentage of single-person households is cost-burdened, suggesting that there are not enough studios and one-bedroom units. Table 8 compares the number of households by household size to the number of housing units by house size for locations in our region.

Beyond the mismatch between house and household size, there is a lack of overall inventory that, combined with increased demand, has driven up prices. Though our region has had slower population growth than the state—about 0.4% per year from 2010 to 2017 for the Walla Walla Metropolitan Statistical Area (MSA), which includes Columbia and Walla Walla counties—population increase has nonetheless outpaced the construction of new homes. Slow-growth areas are typically less attractive to production home builders because developers cannot count on an efficient return on investment. According to a regional production home builder, 30 to 60 new homes can be absorbed into College Place and Walla Walla markets each year, but there is not enough population growth and market demand in the more rural parts of our region to attract a similar level of development activity.

Income Growth and Housing Prices

Over the past five years, incomes have been increasing in our region*. Median household income in Columbia County grew from \$42,519 to \$46,250 between 2013 and 2017, which is under 2% per year on average. In Walla Walla County, median household income grew from \$46,597 to \$52,630 between 2013 and 2017, which is an average of about 3% per year. During the same period in Milton-Freewater, median household income grew from \$33,086 to \$37,368, also about 3% per year. During that period, there was a gradual shift toward more households earning higher incomes. In 2017, median hourly wages in Columbia County, Walla Walla County

and Umatilla County were \$19.89, \$18.99 and \$15.83, respectively.

Most of the recent wage growth has occurred at the lower and higher ends of the income distribution. Growth in wages at the low end can be attributed, in part, to increases in the state minimum wage. In 2016, 40% of workers in Walla Walla MSA were earning less than \$15 per hour. That declined to 36% in 2017. During that same period, the percentage of workers earning less than \$15 per hour declined from 52% to 49% in Umatilla County.

Though the median income has increased over the past five years throughout the region, between 2013 and 2017 the median sales price in Milton-Freewater grew 19% (Umatilla County Assessor), whereas the median income increased by 13% (ACS). In Walla Walla County, the median home price increased 21% (WCRER) and the median income increased by 13% (ACS). In Columbia County, by contrast, the median home price decreased slightly (by less than 1% [WCRER]), whereas the median income increased by almost 9% (ACS). In most places, increases in home prices have outpaced increases in incomes over the past five years.

Cost of Developing New Housing

Developing new housing in our region is expensive due to the costs of land, labor and materials, and fees. As many

**Income is made up of earnings (wages), retirement, social security and other entitlements (e.g., Supplemental Security Insurance and Supplemental Nutrition Assistance Program). Most household income is generated through wages.*

Columbia County has a higher percentage of households (46.9%) with Social Security income compared to in Walla Walla County (34.9%) and Washington state (28.7%). In Umatilla County, 33.3% of households have Social Security income (compared to 33% of all Oregonians).

Source: Table: DPO3—Selected Economic Characteristics. American Community Survey 5-Year Estimates: 2017.

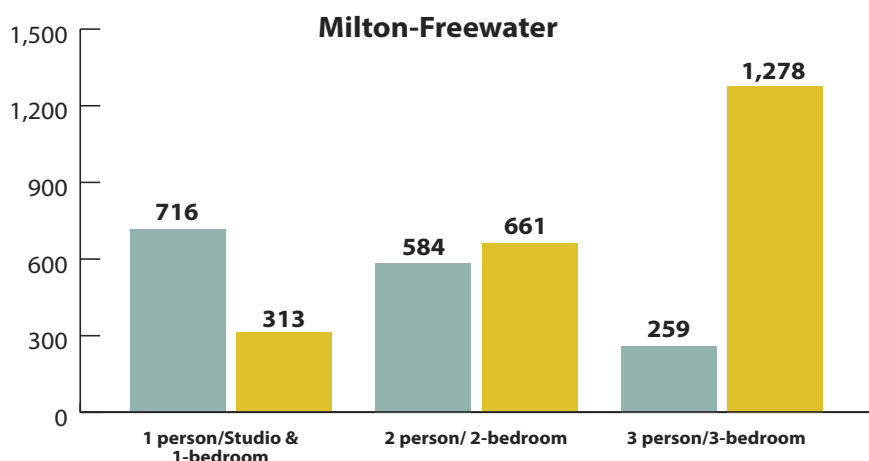
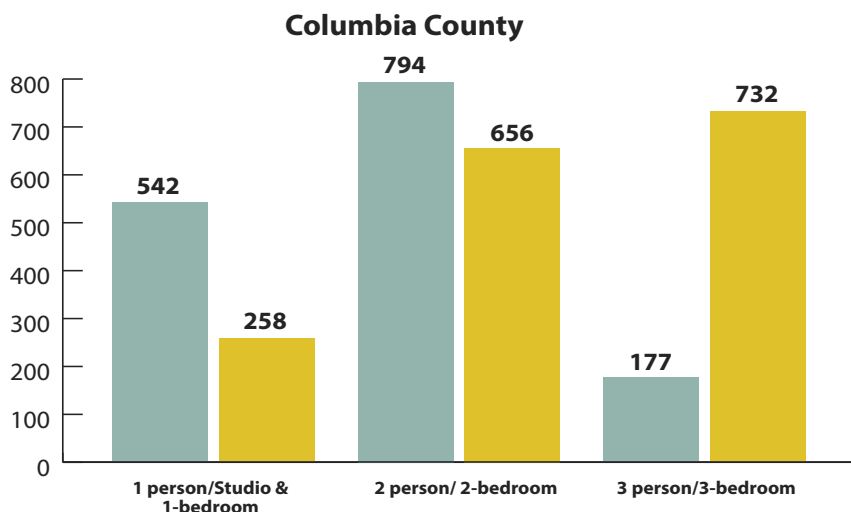
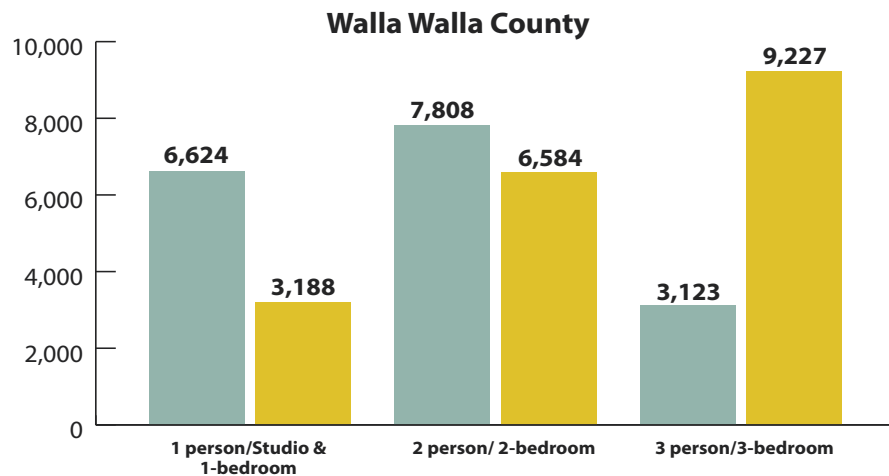
speakers reported, the availability of developable land and cost have a significant impact on housing affordability. The amount of developable land in a jurisdiction is constrained by a number of factors, including location of, and accessibility to, utilities and services; policy frameworks that govern zoning and growth boundaries; and the suitability of land for development. According to the City of Walla Walla's Comprehensive Plan, there is enough buildable land to accommodate future growth within the current urban growth boundary, though the acreage within the urban growth area has not been expanded for the past 15 years. College Place planners have sought to expand the urban growth area for their city to accommodate projected growth. Comprehensive planning efforts in Columbia County and Dayton suggest there is enough developable land there, but attracting developers is difficult because there has been little population growth.

Accessibility of utilities, which includes water, sewer, storm drainage, roads, gas lines, fiber conduits and electrical lines, is critical to housing. Development costs vary depending on whether a location simply requires connections to existing utilities or if they have to be extended. Infill development typically has the advantage of proximity to existing utility infrastructure, but savings there tend to be offset by higher land prices. Undeveloped areas, such as farmland within the urban growth boundary, are generally where new housing development occurs, but that depends on the willingness of property owners to sell, the suitability of the land for development and the feasibility of connecting to services.

Zoning also influences the cost of development, in part because it determines how many units can be built per acre. The more units that can be built per acre, the cheaper the land costs are per unit. For example, in residential areas zoned

Table 8: Inventory Mismatch

■ Number of households
■ Number of units



for 9,600-square-foot lots, approximately three homes can be built per acre, whereas in areas zoned for 6,000-square-foot lots, approximately five units can be built per acre (after land has been set aside for necessary utility and transportation infrastructure). In addition to bringing down the cost of land per unit, increased density can also create efficiencies with regard to utilities. Though the up-front cost of installing capital facilities (e.g., water, sewer and utilities) is typically the same regardless of the number of units that are served, the more units that are connected and paying into the system for use and maintenance, the lower the cost is per unit.

Further adding to the costs of construction is the fact that building materials tend to cost more in rural areas than in urban markets because they must be transported in. Moreover, when demand for building decreased during the recent recession, many construction companies—especially smaller and mid-size companies—went out of business. Employment in construction trades (e.g., plumbing, electrical and carpentry) has not rebounded to pre-recession levels, and several speakers indicated that the shortage of workers appears to be a long-term challenge.

Sources: Table: B25041—Bedrooms, Universe: Housing units. American Community Survey 5-Year Estimates: 2017; Table: B11016—Household Type by Household Size, Universe: Households. American Community Survey 5-Year Estimates: 2017. Available at: American FactFinder (Census Bureau).

Strategies to increase the housing inventory at a range of prices

As many speakers made clear, meeting the need for affordable housing includes leveraging public funds to develop government-supported units for low-income populations who cannot afford market-rate housing, and finding ways to enable and encourage development of a broader variety of less expensive units through the market. Several speakers noted that affordable housing initiatives often leave out the “missing middle”—households that earn a moderate income that is too high to qualify for government-supported housing, but too low to afford market-rate prices. It was also noted that while there will probably always be an unmet demand for below market-rate housing, it is likely that increasing inventory for median-income households will help ease demand throughout the market, which will also open up options for lower-income households.

LOCATE HOUSING NEAR OPPORTUNITY

Several speakers emphasized the importance of locating housing near employment, education, retail services and other amenities. Locating housing in proximity to those opportunities or near public transit, biking, or walking infrastructure that connect to those opportunities, can improve overall housing affordability because it reduces transportation costs. Such proximity is especially important for households that do not have cars, including low-income households and seniors, and the Study Committee learned that people will decline government-supported units if they are too far from services they need.

Table 9: Income Limits for Federally Supported Housing, FY 2018

	% of AMI	1 person	2 people	3 people	4 people
Columbia County					
Extremely low income	30%	\$13,650	\$16,460	\$20,780	\$25,100
Very low income	50%	\$22,750	\$26,000	\$29,250	\$32,500
Low income	80%	\$36,400	\$41,600	\$46,800	\$52,000
	100%				\$52,900
Umatilla County					
Extremely low income	30%	\$12,140	\$16,460	\$20,780	\$25,100
Very low income	50%	\$19,350	\$22,100	\$24,850	\$27,600
Low income	80%	\$30,950	\$35,400	\$39,800	\$44,200
	100%				\$53,300
Walla Walla County					
Extremely low income	30%	\$13,800	\$16,460	\$20,780	\$25,100
Very low income	50%	\$23,000	\$26,300	\$29,600	\$32,850
Low income	80%	\$36,800	\$42,050	\$47,300	\$52,550
	100%				\$65,700

Source: https://www.huduser.gov/portal/datasets/il.html#2019_data

Mixed-use zoning, such as multifamily housing above commercial space, can add to urban vibrancy and contribute to affordable housing. Mixed-use neighborhoods that provide good sidewalks—including Americans with Disabilities Act (ADA) accessibility, safe street crossings, bike lanes and access to transit—can reduce transportation costs because they enable people to access the goods and services they need without cars.

Access to alternative forms of transportation like walking, biking, and public transit varies widely in our region. In the more urban areas, there are more modes of transportation available while in the rural areas, transportation is largely limited to cars. In the cities of Walla Walla and College Place, 80% of the population lives within a quarter mile of public transit; however, there is limited availability late at night, early in the morning or on the weekends. The majority of Milton-Freewater’s population also lives within a quarter mile of a transit route; however, there are only three round trips per day, and only on weekdays. In Columbia County, public transportation is available throughout

the county, but riders must call ahead to request it. Lack of reliable and convenient transportation in the more rural parts of our region also makes aging in place (seniors staying in their homes as they age) difficult.

Because the price of land tends to be higher near public transit, retail, employment and other services, locating affordable housing there might require incentives and/or public resources. In Massachusetts, developers receive points on the Low-Income Housing Tax Credit (LIHTC) application when they propose putting affordable housing near public transit.

Through its Workforce Housing Initiative (WHI), the state of Oregon seeks to address some of the challenges employers and their employees face when the high cost of housing, or lack of housing, compels workers to locate far from employment. In 2018, WHI provided \$4 million in grants, loans, and technical assistance through five pilot programs in Donald, Pacific City, Warm Springs, Harney County and Lincoln County. These public-private partnerships aim to create new affordable housing opportunities that enable

employees to live closer to their place of employment. State agencies tend to work independently of one another to achieve specific aims, which makes it difficult to solve problems that are interconnected. Housing integrators—state employees who work across state agencies to leverage resources and coordinate action—foster collaborative approaches to address shared challenges and goals.

PRODUCE MORE GOVERNMENT-SUPPORTED UNITS FOR LOW-INCOME HOUSEHOLDS

A number of federal, state and local resources are designated to help address the needs of lower-income households that cannot afford market-rate housing. Housing units that are developed with public funds are not exchanged through the private real estate market, but instead are allocated through project-based rental assistance, administered by local housing authorities and nonprofit organizations. Different from tenant-based rental assistance, project-based rental assistance programs are tied to a specific unit or development, and households pay approximately 30% of their income on rent. The cost of the unit that exceeds this 30% is paid for by the government. Most of the project-based rental assistance programs in our region serve extremely low- and very low-income populations (see Table 9). Income limits are calculated annually by HUD based on area median income (AMI) using American Community Survey data tabulated, in our region, at the county level. Income limits for federally supported housing are shown in Table 9. The average annual income of the families that the Walla Walla Housing Authority (WWHA) serves is \$11,135. At that income, affordable rent cannot exceed \$309 per month.

Housing that is made available

through project-based rental assistance is typically developed through a combination of federal, state and local funding sources, which can include tax credits, low-interest loans, tax-exempt bonds and grants. The Study Committee learned of a number of public funding sources that can be used to support the development of affordable housing for people whose income is below the AMI. Federal resources include HUD, LIHTC, Housing Trust Fund, USDA RD and the Community Development Block Grant (CDBG) program. State-level funding includes document and recording fees and the Consolidated Homeless Grant (Washington). Each source of funding comes with its own set of restrictions and limitations, and most are distributed through a competitive application process.

Developing housing units with public funds is complex, expensive and time-consuming. Use of public funds requires a significant amount of legal oversight and technical documentation, adherence to Evergreen Sustainable Development Standard construction standards (in Washington), and fair labor practices (which require builders to pay the prevailing commercial wage). With reference to a local project, one nonprofit developer reported that with public funds the development would cost \$265 per square foot, whereas a private developer could build the same project for \$100 per square foot. The difference in costs is due, to a large extent, to the amount of time it takes to build with public dollars because more oversight is required at every step. Public funders also typically require that recipients secure funding from additional sources, which further complicates structuring a financially feasible project.

In addition to stipulating that public funds must be used for low-income households (up to 80% AMI), publicly funded programs usually target specific

populations that have been identified as having a high need for housing assistance. Targeted populations include: families with children, veterans, seniors (55+ or 62+), people with substance use disorders, people with disabilities, people who are homeless and agricultural workers. Using funds that are restricted creates opportunity for targeted groups but makes it difficult for nonprofit developers to balance community needs with requirements imposed by funding sources. USDA RD loans for multifamily housing, for example, can only be used to serve low- and very low-income populations, seniors (62+), or disabled individuals in qualifying rural areas.

While there are some for-profit developers who build for low-income populations by leveraging public funds, in our area most of that work is done by nonprofit agencies like the Blue Mountain Action Council (BMAC) and local housing authorities, such as the Walla Walla Housing Authority and the Umatilla Housing Authority. Local housing authorities, which are independent public corporations with special authority (e.g., to issue tax-exempt bonds), have the expertise and capacity to structure and manage a variety of public funding streams designated for low-income housing development.

When they develop a property, the nonprofit developer or housing authority typically retains ownership, and the units are rented to qualified applicants. By retaining ownership, properties are actively managed (landscaping, maintenance and property management) and guaranteed to remain affordable to targeted populations in the future. As a low-income housing developer, BMAC emphasizes multifamily buildings since apartments are typically less expensive to maintain than single-family residences, and because multifamily housing can cost less to develop per unit than single-family residences. Currently, the Walla Walla Housing Authority owns 549 low-income

housing units, and BMAC owns 180. There are 252 government-supported units in Milton-Freewater and two low-income housing developments with a total of 50 units in Columbia County.

Building strong public relations is an important part of the development process because low-income housing often faces significant public opposition. Some worry that concentrating a large number of low-income households in one area will bring down property values and decrease safety. Others express concerns regarding the impact of increased density on traffic and parking. People in need of low-income housing are typically underrepresented at public forums where low-income housing projects are considered, which can make it seem that such projects lack public support.

Multifamily Tax Exemption

The Multifamily Tax Exemption (MFTE) is a tool that certain jurisdictions in Washington state can use to incentivize the development of multifamily housing in designated areas. Cities with a population of at least 15,000 can use the MFTE to exempt property taxes for 12 years on new multifamily construction (with at least four units), provided 20% of the units are affordable to low- and moderate-income households (up to 115% of the median family income). In this case, the public funds go to the developer in the form of a tax break, not in the form of a rental payment. If the owner of the property decides to increase rates above the established affordability threshold, the tax exemption is cancelled and the property is subject to additional tax penalties.

Cities with populations of less than 15,000 can use this tool, provided they are the largest urban area in a county planning under the Growth Management Act. Small cities, however, may not have the financial resources to feasibly offer a property tax exemption. Another provision to the rule allows cities to

exempt property taxes for multifamily development for eight years with no requirement that a percentage of the units be set aside for low-income renters.

The area designated for the MFTE is determined by the local governing authority, and the intention of the legislation is to increase mixed-income residential opportunities, including affordable housing, in urban centers. Expansion of the targeted area within the urban core can open up additional opportunities for incentivizing multifamily development.

Oregon also has a tax exemption for multifamily housing when developed in conjunction with a commercial property to achieve mixed-use “vertical housing.” The partial tax exemption varies in accordance with the number of residential floors. Developers can receive an additional property tax exemption on the land if some of the units are affordable to low-income households (80% of the AMI).

Public Land for Affordable Housing

Recent legislation in Washington state (RCW 43.63A.510 and RCW 39.33.015) directs designated state agencies (Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Social and Health Services, Corrections, and Enterprise Services) to inventory under-utilized or surplus state-owned land, which can be used to develop housing for low- and moderate-income households (up to 115% of AMI). In that case, the land could be transferred to a developer for the purpose of development.

Community Land Trust

Community land trusts (CLTs) seek to create more affordable home ownership opportunities by removing land from the costs of real estate. In a CLT model, the home and any improvements to

it are owned by the homeowner, and a nonprofit owns the land. The land is leased to the homeowner through a “ground lease,” which outlines the rights and responsibilities of each party. When a homeowner wants to sell their home, the resale value is determined relative to local wages or the cost of living, not the property market.

The number of CLTs has grown nationally, and there are many examples to learn from. Some CLTs rely on public funding and serve only low-income households; other CLTs use only private funds and are able to be more flexible in terms of the populations they serve. In Leavenworth, for example, to qualify for a home in the Securing Homes on Affordable Real Estate (SHARE) CLT, applicants must have lived or worked within the local school district area for one year and earn less than 80% AMI. When developing a CLT, it is important to consider ongoing and diverse funding sources; evaluate projected land and development costs; assign clearly defined roles to owners, residents and managers; create policies that can be scaled; and seek input from multiple viewpoints. Experience suggests that CLTs do not negatively impact real estate values.

PRODUCE MORE DIVERSE HOUSING TYPES

The mismatch between household size and housing types is driven, in part, by inflexible zoning that prescribes large single-family homes on large lots, and also by the costs of infrastructure development (e.g., sidewalks and parking requirements), building permits, and capital facility charges (in Washington) or systems development charges (in Oregon) for connecting to municipal sewer and water lines. Until very recently, there were few lots zoned for under 9,600 square feet in the City of Walla Walla. Land zoned for multifamily housing was minimal and was allowed in areas zoned commercial, provided the developer secured a conditional

use permit. When fees are the same no matter the size of the home, they can act as a disincentive for building smaller homes that could, in turn, be more affordable.

In Columbia County, capital facility charges are assessed on a case-by-case basis, based on the structure's meter capacity. In Walla Walla and Milton-Freewater, capital facility charges/systems development charges are based on the size of the water meter, which is typically the same for all single-family residences and larger (hence a higher cost) for multifamily structures. In College Place, capital facility charges are based on the number of dwelling units in a structure. Single-family residences are assessed one fee (regardless of how large they are), but accessory dwelling units are subject to a smaller fee because they typically put far less demand on the system. Columbia and Walla Walla counties do not charge capital facilities fees for new development in unincorporated areas because they do not provide water or sewer services. In those areas, services are operated by private providers (such as the Port of Walla Walla; local water districts; and other small, private providers) that assess their own fees.

During the study period, jurisdictions in our region were in the process of researching and proposing ways to create a wider variety of housing options by adjusting zoning codes and development regulations in accordance with comprehensive planning goals. The following section describes changes that were under consideration or made during the study period to increase housing density and allow for different housing types. The Study Committee did not learn about market demand for these housing options.

Increase Density

Increasing density—the number of units per area—can contribute to affordable housing because it brings

down the cost of land per unit. Concentrating development can also contribute to the preservation of open space and reduce the costs of service provision, such as water and sewer, through economies of scale.

Reducing the minimum lot size can enable the construction of smaller, more affordable homes. Smaller lot sizes mean lower land costs per unit, potentially less expensive homes and increased efficiencies with regard to sewer and water delivery.

Zero lot line development refers to placing one side of a building (or more) along the property line. Allowing zero lot line development creates greater flexibility with regard to site design and allows higher density.

Cluster lot subdivisions concentrate homes on a small portion of available land. For example, a 100-acre parcel could be developed into nine 1.5-acre lots clustered together, with 85% of the land remaining agricultural. Clustering development in this way can increase land use efficiency, lower the cost of infrastructure development and maintenance, protect agricultural land and preserve open space.

Planned Unit Developments (PUDs) allow developers increased flexibility, provided that they meet some established planning goal or criteria. For example, a developer could increase housing density—and therefore build more affordable homes—if they used some of the land for an amenity, such as open space, or to protect a critical area.

Allow for Different Housing Types

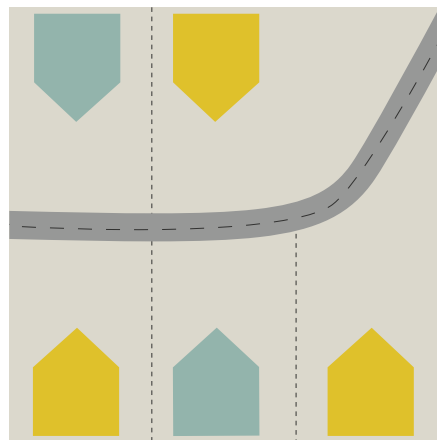
Recognizing that different households have different housing needs, jurisdictions can reduce restrictions on the types of housing that can be produced so that there are more affordable options. Allowing for different types of housing, such as the ones described here, can also add variety to residential neighborhoods.

Reduce the Minimum Lot Size

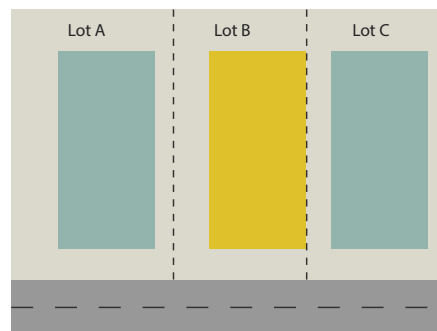
9,600 sq ft. lots



6,000 sq ft. lots



Zero Lot Line Development



Accessory Dwelling Unit (ADU)



■ Main house ■ Accessory dwelling unit

Cottage Housing



Accessory Dwelling Units (ADUs)

are small units (up to 1,100 square feet in some local jurisdictions) built on existing single-family lots where there is already a home. Accessory dwelling units can be free-standing or attached to an existing structure on the lot, such as a garage or attic. They can be affordable options for small households, such as students, seniors and singles, and can generate income for homeowners.

Cottage housing refers to groups of small attached or detached single-family units, usually oriented around a common area such as a green space. Because they are smaller than typical single-family residences and often provide shared space, cottage housing can offer an affordable option, particularly for households that don't require or desire amenities associated with a traditional single-family residence, such as garages and large yards. Cottage housing can be an especially attractive option for seniors and single people.

Tiny homes are very small (100 to 400 square feet) homes that can be set on a foundation or on wheels. Because they are small and self-contained, tiny homes may offer an affordable option for some households. As a relatively new product in the housing marketplace, regulations around tiny homes are not universally established. Some local jurisdictions are interested in adopting Appendix Q: Tiny Homes, which is part of the 2018 International Residential Code, and provides an ordinance for allowing and regulating tiny homes.

Multifamily housing is a potential source of affordable housing that has historically been limited primarily due to restrictive zoning. Rezoning to allow for more land to be occupied by multifamily housing can increase production of more multi-unit buildings, including duplexes, triplexes and fourplexes.

Manufactured homes are built in a factory and transported to a residential location—either a manufactured housing community where the land is leased, or private property where the home is titled with the land. Nationally, most manufactured homes (70% to 75%) are located on private land and a smaller portion (25% to 30%) are located in manufactured housing communities.

Manufactured homes are an affordable option because they are less expensive to build than typical “stick-built” housing (due to the fact that they are factory-built). Manufactured homes located in manufactured housing communities can be more affordable options because the lot the home sits on can be leased instead of purchased. One speaker who owns manufactured housing parks in the region suggested that manufactured homes are the most ignored solution to affordable housing and represent the largest source of market-rate affordable housing in the county.

There are a number of challenges to developing additional manufactured housing communities and maintaining those that currently exist. The high cost of land, the cost of connecting to city services and slow absorption rate (the rate at which homes are sold within a given period of time), makes producing new manufactured housing communities undesirable to many developers. Since the 1990s, manufactured homes have become significantly more energy efficient and comfortable; however, new standards can make it difficult for owners to upgrade older units because of the way the original unit was constructed (e.g., thin walls, single-pane windows, etc.). As a result of deferred maintenance, older units become more run-down and utility costs increase. Owners of manufactured housing communities recognize that manufactured housing has “an image problem”—many people

regard these communities as a nuisance, and efforts to establish new manufactured housing communities are often met with public resistance.

As land values increase, owners of manufactured housing communities may want to sell or redevelop the land to capture higher returns. Local jurisdictions are considering ordinances that would allow owners of manufactured homes to form a cooperative for the purpose of purchasing and managing the community land on which their homes are located so that they will not have to move should the owner want to redevelop. There are several examples of resident-owned manufactured housing cooperatives in the Pacific Northwest.

Modular housing is built in sections in a factory and assembled on-site. Like manufactured housing, modular housing is potentially less expensive to build than traditionally built homes. Unlike manufactured housing, modular homes are not mobile, and therefore cannot be placed

in communities where the land is leased. Modular homes are built to local or state building codes, while manufactured housing is governed by federal (HUD) building codes.

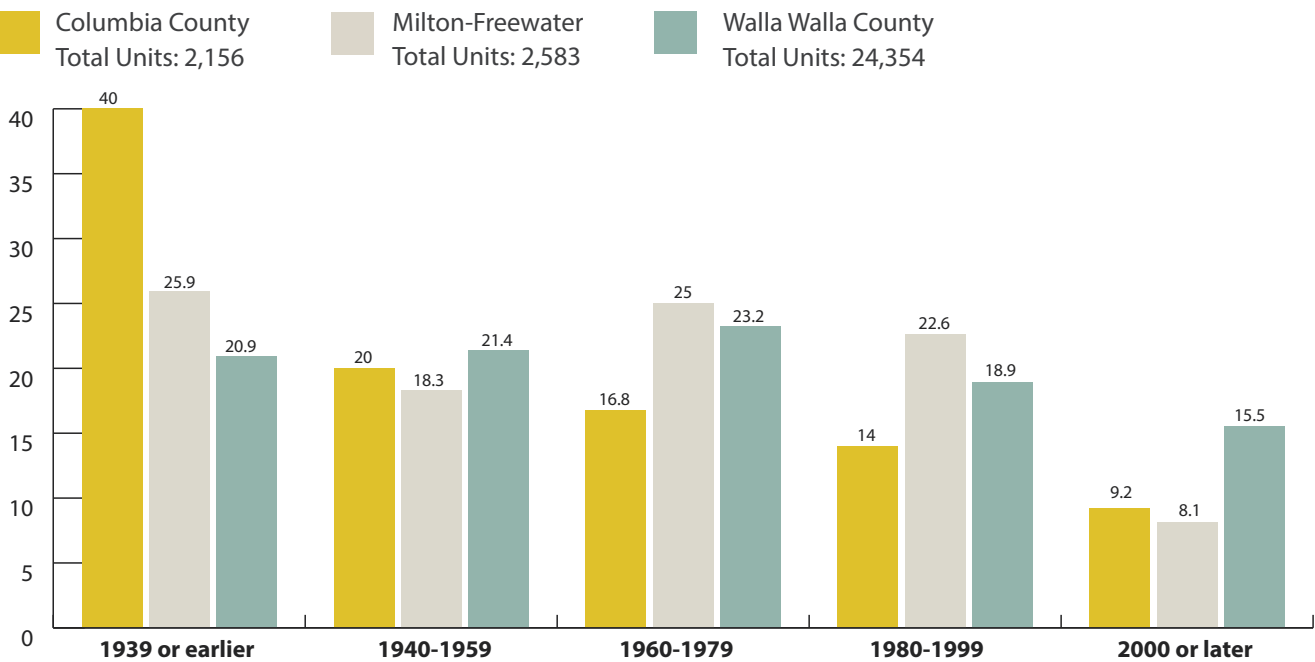
ATTRACT AND RETAIN DEVELOPMENT CAPACITY AND DEVELOP SKILLED LABOR LOCALLY

Small urban and rural areas often lack the development capacity to produce the types of units and scale of construction that meet community needs. For example, a production builder in our region constructs homes in the cities of College Place and Walla Walla, but only offers semi-custom homes in Columbia County and no longer produces homes in Milton-Freewater at all. Other local developers tend to build at a smaller scale and focus primarily on custom homes, which are typically more expensive than production homes. For regions that lack local development capacity,

one strategy is to actively recruit developers from other areas and educate them about the local market so that they will be willing to invest. To retain developers and encourage them to do additional projects, municipalities can commit to working with them closely throughout the development process.

There is a similar issue with regard to a lack of skilled labor in the construction trades (e.g., plumbing, carpentry and electrical). Wenatchee has sought to address the lack of labor in their area by encouraging development of the work force through local educational institutions. In our region, Walla Walla Community College (WWCC) has recently reinstituted its carpentry program. BMAC has been working in partnership with WWCC’s program to build one home per year; BMAC supplies the land and WWCC provides the labor. The partnership provides hands-on learning opportunities for WWCC students and, once completed, the homes are sold to low-income first-time home buyers.

Table 10: Year Housing Structure Built as Percentage of All Housing Structures



Source: Table: DP04—Selected Housing Characteristics. American Community Survey 5-Year Estimates: 2017. Available at: American Fact-Finder (Census Bureau).

ADDRESS COSTS OF DEVELOPMENT

Capital Facility Charges/System Development Charges and Building Permits

Jurisdictions impose capital facility charges (systems development charges in Oregon) to pay for connection to sewer and water. Those costs vary from jurisdiction to jurisdiction and can be mitigated or waived to encourage desired forms of development, such as ADUs, multifamily developments and developments that include a certain number of affordable housing units. Jurisdictions also require property owners to secure building permits for new construction and remodels to ensure that proposed projects are in compliance with local building codes and development regulations. The cost of building permits also varies from one jurisdiction to another.

According to one production builder, building permit fees and capital facility charges are currently more expensive in Walla Walla (\$12,245) than in College Place (\$9,030). In their cost model, that represents 4.5% of the direct costs of a home in Walla Walla and 3.5% in College Place (according to that model, direct costs represent 50% of the total cost of a home). Since fees are part of the cost structure that determines the price of the house, increasing fees typically increases the price of the home. The production builder reported that once fees reach beyond 10% of the direct costs (i.e., 5% of the total costs) of the home, they would find it almost impossible to build a home that the median-income household can afford.

Parking Requirements

Most development codes include a requirement for a certain number of parking spaces, which increases the cost of land per unit and overall development costs. Households have

different parking needs based on location; access to walking, biking and public transit; household demographics; financial situations; and lifestyle choices. Jurisdictions can reduce unnecessary parking requirements by better assessing parking demand based on neighborhood and resident characteristics.

INVEST IN THE EXISTING INVENTORY

Building new housing units is expensive and time-consuming. Several speakers told the Study Committee that the most cost-effective way to provide affordable housing is to preserve the housing that already exists. As Table 10 illustrates, a significant amount of housing stock in our region was built prior to World War II.

Weatherization and Home Repair

The cost of repairing damaged homes and updating heating and cooling systems is often out of reach for low-income households, especially seniors on fixed incomes who find themselves “over-housed”—heating and cooling homes that are larger than what they require. Because the cost of utilities is part of the affordable housing equation, tenants and homeowners can face difficult choices when utility costs get too high—foregoing sufficient heating/cooling, cutting other necessary expenses or leaving a unit.

There are a number of local programs and organizations that provide assistance. The Study Committee learned of the work being done by BMAC in Washington and Community Action Program of East Central Oregon (CAPECO) in Oregon. Through its Healthy Homes program, BMAC provides weatherization services to improve indoor air quality and energy efficiency so that utility costs are lower and homes are more comfortable. This program draws on about

six different funding sources, including contributions provided by regional energy companies. BMAC also supports home repair on real property (manufactured homes are not eligible) for homeowners through a revolving loan fund. The loans are forgiven unless the property is rented, sold or transferred. Eligible projects include roof repair, electrical work and new furnaces. Additionally, BMAC works with Southeast Washington Aging and Long-term Care to modify homes for seniors so they can age in place rather than move to an assisted living facility.

Washington State Department of Commerce’s Home Rehabilitation Loan Program (also called Rural Rehab) provides deferred, low-interest loans to low-income homeowners who need to make repairs and improvements to their properties. The loan principal, fees and interest are due when the property is sold or ownership is transferred. In the Washington portion of our study region, this program is administered through BMAC. Households in the city of Walla Walla are not eligible.

In the Milton-Freewater area, CAPECO administers similar programs. Their weatherization and energy programs draw on a combination of federal, state and private funds to help eligible renters and homeowners make home improvements to reduce their energy costs.

The USDA RD also provides grants and loans for home repair. The funding must be used to fix “critical infrastructure,” such as electrical and plumbing systems, roofs and broken windows in owner-occupied single-family residences. Grants of up to \$7,500 are available to very low-income (50% AMI) seniors (62 years and older). The grant must be repaid if the home is sold within three years. Loans of up to \$20,000 with a fixed interest rate of 1% and a 20-year term are available to households that can demonstrate an

ability to repay the loan and have a credit score of at least 620.

Despite the value of these programs, many homes in our region will not be made habitable through weatherization and/or repair, simply because they are in very poor condition.

Land Bank Authority

A land bank authority is a publicly owned entity established to move abandoned, forgotten or vacant properties into the market by acquiring, holding, managing and repurposing them. The properties that make up a land bank authority can be acquired through foreclosure (tax and mortgage), market exchange, transfer, and donation. Land bank authorities can improve properties through redevelopment, rehabilitation or demolition. They can also rent, sell or donate properties (e.g., to a local housing authority). Properties acquired by land bank authorities are often redeveloped in partnership with other agencies, such as HUD, housing authorities, nonprofits and private developers.

Creating a land bank authority requires enabling legislation at the state level, which currently does not exist in Oregon or Washington, and creating a local ordinance. Successful land bank authorities, such as the South Suburban Land Bank Authority in Illinois, have sustained funding typically through a combination of state and federal funds, legislative appropriation, proceeds from the sale of properties and fees. Land bank authorities are governed by a board of directors, and limiting land bank authorities to one per geographic area discourages territoriality.

At this time, the region's jurisdictions do not have local policies to revive abandoned and forgotten properties. However, there are examples of related policy tools, such as nuisance codes, which can be defined and used by local jurisdictions (as long as they

comply with state regulations) to compel owners to address abandoned or neglected property.

Strategies to Increase Access to Affordable Housing

Increasing the inventory of affordable housing is essential to addressing regional need, but it alone will not solve the problem. Individuals seeking affordable housing often encounter additional barriers, including application fees and large deposits, discrimination, and lack of knowledge of opportunities and responsibilities.

CONTINUUM OF CARE AND COORDINATED ENTRY

Continuum of Care (CoC) is a national framework that guides planning and coordination to address a range of housing needs from the street to permanent, market-rate housing. The framework has been developed by HUD, and any community hoping to receive HUD funding to address homelessness is required to implement a local CoC program. In Walla Walla County, the CoC is administered by the Walla Walla County Council on Housing; in Columbia County the CoC is administered by BMAC; and in Umatilla it is administered by the Rural Oregon Continuum of Care (ROCC).

Within the CoC framework, HUD requires that housing and service providers who receive public funds adopt a "housing first" approach to homelessness. The housing first approach asserts the importance of providing housing prior to addressing other concerns such as substance abuse or mental health issues. Now regarded as standard practice, this approach encourages providers to collaborate across agencies in order to make long-term plans and look beyond homelessness

to also consider the importance of affordable housing.

The CoC model requires a coordinated entry system that prevents duplication of services among providers and facilitates access to services for clients. This involves providing a "warm handoff" to the appropriate service agency when a person in need arrives at any service agency and a data sharing process that enables providers to help the most vulnerable first.

In 2017, Walla Walla County spent over \$3.8 million on the housing continuum (emergency shelter, prevention, rapid rehousing, transitional housing and permanent supported housing). The largest portion of that funding (42%, or \$1,586,363) went to emergency shelters. Spending on prevention is an effective way to prevent homelessness and keep people housed, but a lack of sufficient affordable housing has created a bottleneck in the system. As a result of that bottleneck, public resources are used on costly temporary fixes rather than invested in long-term permanent solutions.

TENANT-BASED RENTAL ASSISTANCE

Tenant-based rental assistance takes the form of a voucher used to make up the difference between the cost of a unit and 30% of the household's income. Vouchers are available to low-income households through HUD's Housing Choice Voucher Program, which include Section 8 vouchers and Veterans Affairs Supportive Housing (VASH) vouchers, and are administered by local housing authorities. Households that qualify for vouchers are responsible for finding a unit to rent. The value of the voucher is paid directly from the housing authority to the landlord. Eligibility for tenant-based rental assistance is determined by household income and size (see Table 9).

In order to use a Housing Choice Voucher, rent must fall within the Fair Market Rent (FMR) limits established by HUD, shown in Table 11. Rent limits are designed to be high enough to allow for a broad selection of units, but low enough to serve as many low-income households as possible. During tight rental markets, however, market rates can exceed FMR limits, which results in few units available for voucher-holders. One of the largest rental property management companies in our region reported that, currently, very few of the rental properties they manage fall within the FMR limits. One of the challenges that households face when seeking to move out of government-supported housing is that the increase in rental costs from supported housing to market-rate housing can be substantial.

VASH is a program—supported through a partnership between HUD and the U.S. Department of Veterans Affairs (VA)—designed to assist low-income veterans by providing housing vouchers as well as case management and clinical services. To qualify, veterans first need to verify eligibility (honorable discharge status and the need for case management) at the local VA. Eligible veterans are referred to a local housing authority for income verification in order to receive a VASH housing voucher. Some veterans do not want case management, which makes them ineligible for the VASH voucher. Because applications for renewed funding depend on spending levels, if vouchers go unused they may not be renewed, even if there

is a need. Veterans are also eligible for other forms of housing assistance in our region, including Supportive Services for Veteran Families (SSVF) and Corps of Recovery Discovery (CORD).

Historically, low-income renters seeking to use a voucher to supplement rental costs have been subjected to source of income discrimination—when a landlord is unwilling to rent to someone who is using a housing voucher. A law effective Sept. 30, 2018, made it illegal for landlords in Washington state to discriminate based on source of income. A similar law was passed in Oregon, effective July 1, 2014. Even though it is illegal to refuse to accept a housing voucher as a form of payment, landlords can avoid renting to voucher holders by pricing their units above the FMR.

Property that is rented to voucher holders is subject to periodic inspections, which help ensure the quality of the unit, but can be burdensome to landlords. Some local service organizations, such as BMAC and CAPECO, establish relationships with local landlords to address concerns with renters and keep units within FMR range. In addition, the Washington State Department of Commerce has established a landlord mitigation fund that landlords can access to repair damaged units (up to \$5,000), provided they keep rents within FMR. A similar program exists in Oregon, which helps cover the cost of damages and, in some cases, unpaid rent.

Case Management

Rental assistance, both tenant-based and project-based, often includes case management to help low-income households retain their housing and connect to other services. In our region, case management is provided by a number of different agencies, including Valley Residential, BMAC, CAPECO and Horizon Project. Those programs are designed to help clients achieve self-sufficiency when feasible and include workshops about goal setting, financial planning, budgeting and shopping, and being a good tenant. Individuals who have successfully completed CAPECO programs are invited to participate as peer mentors.

HOME OWNERSHIP ASSISTANCE

Home ownership can be an affordable housing option, especially when rental rates exceed what a monthly mortgage payment would be. As one speaker repeated, nationally, the cost of home ownership has increased 37% in the last decade, while rents have increased 50%. In addition to building wealth, one of the benefits of buying versus renting is that mortgage payments are not subject to market-rate increases like rental payments are. Moving more households into home ownership can also help alleviate a tight rental market by freeing up rental properties.

According to one speaker with expertise in mortgage lending, there are a lot of misconceptions about what it takes to qualify for and afford

Table 11: Fair Market Rent Limits, FY 2019

	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom
Columbia County	\$604	\$701	\$927	\$1,223	\$1,253
Umatilla County	\$472	\$577	\$735	\$1,016	\$1,108
Walla Walla County	\$631	\$735	\$972	\$1,405	\$1,440

Source: <https://www.huduser.gov/portal/datasets/fmr.html>

a mortgage. Consequently, information campaigns about home lending options and financial education would be helpful for potential home buyers. Many lenders allow mortgage payments that comprise more than 30% of a household's income, and borrowers typically qualify for more than they want to spend. Mortgage loans vary significantly and, depending on circumstances and the loan terms, a borrower can qualify for a mortgage worth three to five times their annual income. There are many potential home buyers in our region who qualify for a \$150,000 to \$200,000 mortgage, but there are not enough homes available at that price range.

Down Payment Assistance

In Oregon and Washington there are programs that provide down payment assistance to help people purchase homes. For example, CAPECO's Down Payment Assistance Program provides qualified applicants up to \$7,500 in closing costs (as a forgivable loan). Those funds can also be used toward the purchase price of the home. Participants also receive pre-purchase home ownership counseling, home buyer education, financial education and a post-purchase course on home maintenance. For those at risk of foreclosure, CAPECO administers the Oregon Homeownership Stabilization Initiative (OHSI) Mortgage Assistance Program Hardest Hit Fund. That fund provides financial help for those who have a sudden financial change that makes it impossible to pay their mortgage. In Washington, the HomeChoice Down-payment Assistance Loan Program provides down payment assistance to qualified borrowers in conjunction with the Home Advantage government-supported home loan program. Unlike Oregon, Washington is not one of the 18 states that has received federal funding to prevent foreclosure through the Hardest Hit Fund.

Government-supported Home Loan Programs

According to one speaker, 22% of the loans processed in our region during 2018 were government-supported. Government-supported home loan programs include FHA, VA, USDA RD, Home Advantage (in Washington), and Oregon Bond Residential Program (in Oregon). Every loan is different, and the choice of the best loan depends on individual circumstances.

BARRIERS TO ACCESS

The process of finding and applying to rental housing can be costly, complex and intimidating. There are typically a number of qualifications that must be met, including submitting an application fee. Application fees, which are collected by the property owner or manager in order to check credit scores, criminal backgrounds and process rental histories, typically cost the applicant \$30, and fees are collected for each adult on the lease. A large property management company in our region reported that qualified renters typically have a credit score of at least 650.

According to one speaker, during the recent period of low vacancy rates, owners have become choosier about who they rent to and some have begun to ask for larger deposits—sometimes twice the monthly rental rate. Some owners have also been adding additional fees for utilities and/or significantly increasing pet deposits. Deposits cover potential damage to the unit, though expensive deposits make it difficult for households without savings to qualify. Local service organizations like BMAC and CAPECO try to address these barriers by providing help with deposits and support for the rental application process.

Renters can also be rejected based on other factors. Criminal background

checks are part of standard screening, and many landlords choose not to rent to people with a prior felony conviction. Similarly, a poor rental history (gaps in rental history or failure to pay rent on time) can disqualify an applicant. This makes accessing housing especially difficult for people who have been homeless.

Additional Challenges

Sometimes outside influences, such as family members or acquaintances, make it difficult for vulnerable tenants (such as those with a substance use disorder or those who have been homeless) to follow housing rules, which puts them at risk of losing their housing. Some tenants have behavioral and/or substance abuse issues that make them undesirable tenants. Service organizations work with tenants to help them understand their responsibilities and address those challenges, and they work with landlords to help prevent evictions.

In a tight market where affordable housing is scarce, competition for a limited number of units can be intense. For people with full-time employment and family commitments, shopping for housing is strained and units available in the morning can be rented by that evening.

People living outside of larger urban centers face challenges associated with limited access to services and resources. Representatives from CAPECO, which is headquartered in Pendleton, visit Milton-Freewater weekly and host meetings in public places such as the library or the Department of Human Services office. Without a regular presence, however, it is difficult to meet all local needs. Milton-Freewater residents seeking housing vouchers must go to Hermiston, where the Umatilla Housing Authority is located, in order to apply. Though USDA RA programs specifically target people in rural areas, getting information to them is a challenge, and funds for affordable housing go unused.

Cultivate political leadership, public support and partnerships

Several speakers emphasized the importance of strong political leadership and public outreach to develop support for affordable housing strategies. Leaders in Wenatchee found that good data and analysis can help dispel common misperceptions, and consistent messaging about the negative consequences of the housing crisis can generate popular support for solutions. For example, they have been able to secure public support for a potential tax increase to address the housing issue there. Much of the leadership and support for developing solutions to the housing issue in the Wenatchee region have been generated through the Our Valley Our Future process—a bottom-up and top-down effort to create holistic approaches to addressing tough regional challenges.

Leaders in Wenatchee also recognize the importance of providing alternative perspectives to established ways of thinking in order to open up new possibilities. For example, to address the small construction and trades labor force in their region, they have set out to change the mindset that those jobs are not good jobs. To entice developers with a capacity for building large multifamily units from high-growth areas around the Puget Sound region, they have shown that urban housing models are viable in downtown Wenatchee. Furthermore, they have been successful in challenging the belief that “growth pays for growth,” which is the idea that all the costs of increased population growth can be paid up front by the developer through their investments in necessary infrastructure, such as utilities, and fees. Through their Sewer Comprehensive Plan, planners

in Wenatchee found that the city can recover the costs of extending sewer lines to undeveloped areas by planning for high-density development and establishing appropriate rates.

Speakers from housing production and the government sector also reported that public-private partnerships can generate creative options that contribute to affordable housing goals and support additional priorities. The City of Wenatchee, for example, has committed to leasing a parking lot under a multifamily development as a way to incentivize private, multifamily housing development and strengthen downtown economic growth. The Workforce Housing Initiative in Oregon seeks to foster public-private partnerships to create new affordable housing opportunities that enable employees to live near their place of employment. A regional production home builder reported that besides producing large, single-family homes, they have experience with other housing types, including small homes and farmworker housing, and are amenable to working with municipalities to meet specific housing needs.

ADDRESS STATE-LEVEL POLICY FRAMEWORKS AND PRIORITIES

While there is much work to be done locally, speakers also highlighted the importance of state-level policy frameworks and included lobbying in their tool kit. Because much of housing development and building is governed by state-level policies, lobbying is important for securing legislation that gives jurisdictions the flexibility to craft locally viable solutions and the ability to leverage financing. Small, largely rural regions like ours face different challenges with regard to affordable housing than booming metropolitan areas. State frameworks that recognize geographic diversity could enable more locally appropriate solutions.

For example, leaders in Wenatchee are seeking legislative changes that would allow communities to define their unique affordability needs. College Place and other jurisdictions are lobbying for changes to the MFTE that would give cities smaller than 15,000 the ability to use it. Advocacy groups are lobbying for changes to regulations governing different types of housing, such as tiny homes and manufactured homes, in order to make them more feasible options.

Conclusions

- 1** Because safe, affordable housing is a cornerstone of a strong, vibrant, healthy community, our region will be stronger and more resilient if we reduce the number of households that are cost-burdened.
- 2** Community outreach and education regarding the benefits of affordable housing to the individual and to the community is a crucial part of generating public support for affordable housing solutions.
- 3** Cultivating both strong political leadership and public support is crucial for creating and implementing innovative affordable housing solutions.
- 4** In light of multiple, conflicting calculations, it is important to use consistent, transparent and shared methods of measuring housing affordability that help us understand and address the full spectrum of need in our region.
- 5** It is important to remember the housing market is a dynamic whole; changes regarding real estate investment, housing and land use policy; supply of developable land; and inventory of any housing type will impact the entire market.
- 6** It is important to identify ways to leverage all available funds in order to address housing needs that are not currently being met in our region.
- 7** In order to address the lack of affordable housing, we need to better understand the gaps between the existing housing stock and the specific needs of different demographic groups (e.g., seniors, families with children, people with disabilities, students, low-income households and singles).
- 8** In order to help address the homelessness problem in our communities, the inventory of and access to affordable housing must be increased.
- 9** The “housing first” approach to homelessness—which asserts the importance of providing safe housing prior to addressing other issues such as mental health and substance use—is nationally recognized as a best practice.
- 10** It is important to recognize that lower-income households struggle to obtain affordable housing at higher rates than higher-income households—and that, in comparison to homeowners, a greater percentage of renters is cost-burdened.
- 11** It is important to address bottlenecks and barriers that limit people’s ability to use the housing vouchers for which they qualify.
- 12** There can be many barriers to obtaining rental housing, including having to submit multiple application fees and act quickly when units are available. Prospective renters, at every income level, could save time and money if a single application would provide access to the local rental market.
- 13** Educational programs and support services play a critical role in helping many low-income renters obtain and keep affordable housing units.
- 14** Home ownership can be an affordable housing option. A campaign that provides information—especially for first-time home buyers—regarding available housing and government-supported home loan programs would be beneficial.
- 15** It is important to assess the housing needs of the “missing middle”—those who do not qualify for government-supported units but cannot afford market-rate housing.
- 16** Through careful planning, jurisdictions can determine density and attract housing development by providing required infrastructure in undeveloped areas within the urban growth boundary.
- 17** Tax incentives that encourage the development of multifamily housing and mixed-use development are valuable tools to encourage private developers to invest in diverse housing types.
- 18** Since land costs are a big obstacle to creating affordable housing, it is important to consider how our communities can increase the amount of developable land, where appropriate, and leverage under-utilized or surplus publicly owned land to support the development of affordable housing options.
- 19** Increasing housing density can reduce the cost of land per dwelling unit and increase the efficiency of service provision, such as sewer, water and utilities.
- 20** To address the high costs of housing development and produce more affordable units, it is important to consider accessibility to water, sewer and other infrastructure.
- 21** There is a shortage of skilled labor in the building trades, and there may be partnership opportunities to create a local, skilled construction labor force.

22 A cost-effective way to provide affordable housing is to preserve the units that already exist. Weatherization and home repair programs are valuable tools to aid in that effort.

23 It is important to allow for the use of factory-built homes, since they can be less expensive to build than traditional stick-built homes.

24 Parking requirements increase the cost of housing and may not be appropriate for all housing developments.

25 When seeking to construct new affordable housing units, it is critical to build in proximity to employment, services, public transit, retail services and amenities.

26 Jurisdictions can create fee structures for capital facility charges/system development charges and building permits that incentivize the production of diverse housing types. Further, by explaining their fee structures in an accessible and transparent manner, jurisdictions can provide the public and developers with valuable information that can support affordable housing goals.

27 To better meet the housing needs of our community, zoning and building codes need to be flexible and allow for diverse housing options, including multifamily housing, cottage housing and accessory dwelling units, and high-density development.

28 Consideration should be given to strategies and incentives that will encourage manufactured home communities to remain a source of affordable housing.

29 It is important to advance policies that are equitable and flexible in order to address the specific housing needs of local communities.

30 Community land trusts can provide an effective pathway to home ownership for low- and moderate-income residents.

31 Land bank authorities are valuable tools for redeveloping and rehabilitating neglected, forgotten and abandoned properties, but Oregon and Washington do not currently enable the creation of local land bank authorities.

Recommendations

to meet the need for safe and affordable housing

Recommendations are the Study Committee's specific suggestions for change, based on the findings and conclusions. They are listed without prioritization.

1 Develop a multi-jurisdictional task force of elected officials, community leaders and industry representatives to create and implement innovative affordable housing solutions in order to reduce the number of households that are cost-burdened.

2 Develop shared measurements of affordable housing that address the full range of need, using publicly available data.

3 Conduct community outreach and education regarding the benefits of affordable housing to the individual and the community.

4 Conduct community outreach and education that builds awareness and support for a broad range of housing types, including manufactured homes, accessory dwelling units, cottage housing, tiny homes, multifamily housing and other less expensive housing types as affordable housing strategies.

5 Advocate for policies that are flexible and equitable to better address housing needs.

6 Encourage legislation that would enable the creation of land bank authorities in Oregon and Washington.

7 Advocate for changes to the Low-Income Housing Tax Credit (LIHTC) scoring process so projects that

locate housing in proximity to transit are encouraged.

8 Permit factory-built homes as a viable and potentially less expensive alternative to stick-built ones.

9 Compile an inventory of funding sources that support affordable housing efforts, including construction, renovation, weatherization and repair, mortgage lending, rental support, education programs, and tenant and landlord services.

10 Identify and publicize support services and educational materials that help low-income renters obtain and keep affordable housing. Create training programs and incentivize attendance.

11 Explore ways to better utilize housing vouchers.

12 Support the application of the “housing first” model.

13 Explore the development of a single rental application process.

14 Create, and/or expand access to, programs that educate home buyers regarding the mortgage process and government-supported home loan programs.

15 Increase the production of mixed-use development by locating housing in proximity to employment, transit, education, retail services and amenities.

16 To help guide housing development, make site information—such as existing infrastructure, distance to schools and major centers of employment, and proximity to transit and non-motorized modes of transportation—publicly available.

17 Explore ways to increase the amount of land that has development potential in our region by, for example:

- Examining the factors that can lower land development costs.
- Reviewing the possibility of expanding urban growth areas.
- Reviewing the regulatory framework that governs development.

18 Promote and adopt development policies and regulations that allow for diverse housing options by, for example:

- Identifying and supporting tax incentives that encourage private developers to invest in diverse housing types.
- Reviewing existing fee structures and advocating for changes that encourage the production of diverse housing types.
- Publicly communicating fee structures and rationales for transparency and decision-making.
- Encouraging zoning that allows for higher density development.

19 Reduce capital facility charges/ systems development charges to encourage infill and multifamily development.

20 Establish flexible parking standards to suit household types, residential needs and neighborhood characteristics.

21 Support efforts to inventory under-utilized state-owned property and surplus public property for the development of housing for very low-, low- and moderate-income households in Washington, as described in RCW 43.63A.510 and RCW 39.33.015.

22 Identify methods to utilize neglected and abandoned properties, and explore strategies to promote the redevelopment of second story and above spaces within downtowns.

23 Allow for the preservation and development of manufactured housing communities by, for example:

- Developing a how-to guide for residents of manufactured home communities to create a co-op in order to preserve their residences in the event the owner wants to redevelop the land.
- Addressing zoning policies that make it difficult for manufactured homeowners to upgrade or replace their homes.

24 Identify and implement methods for increasing the construction trades labor force.

25 Identify and implement methods for preserving existing housing stock, reducing utility costs and making homes more energy efficient by, for example:

- Increasing the capacity of weatherization and home repair programs.
- Developing strategies to identify irregularities in utility usage and provide assistance to support energy efficiency.

26 Explore the creation of a community land trust for housing in the region.

27 Explore the need for, and impact of, additional student housing in the region, and identify opportunities to support affordable student housing.

28 Conduct a study on the housing needs of seniors, the “missing middle,” people with disabilities, students, low-income households and singles to identify gaps and formulate strategies for improvement.

List of Abbreviations

ADU:	Accessory Dwelling Unit
AMI:	Area Median Income
BMAC:	Blue Mountain Action Council
CAPECO:	Community Action Program of East and Central Oregon
CDBG:	Community Development Block Grant
CoC:	Continuum of Care
CORD:	Corps of Discovery
FHA:	Federal Housing Authority
FMR:	Fair Market Rent
GMA:	Growth Management Act
HAI:	Household Affordability Index
H+T AI:	Housing and Transportation Affordability Index
HUD:	Department of Housing and Urban Development
LIHTC:	Low-Income Housing Tax Credit
MFTE:	Multifamily Tax Exemption
OHCS:	Oregon Housing and Community Services
ROCC:	Rural Oregon Continuum of Care
SSVF:	Supportive Services for Veteran Families
SHARE:	Securing Homes on Affordable Real Estate
UGA:	Urban Growth Area
UGB:	Urban Growth Boundary
UCHA:	Umatilla County Housing Authority
USDA RD:	U.S. Department of Agriculture Rural Development
VA:	Veterans Affairs
VASH:	Veterans Affairs Supportive Housing
WCRER:	Washington Center for Real Estate Research
WHI:	Workforce Housing Initiative
WWCC:	Walla Walla Community College
WWHA:	Walla Walla Housing Authority
WWMSA:	Walla Walla Metropolitan Statistical Area

Glossary

Accessory Dwelling Unit (ADU):

A small (up to 1,100 square feet), self-contained residential unit that is located on the same lot as a single-family house but functions independently of the house. ADUs can be “attached” as a separate unit within the single-family residence (e.g., basement or attic) or fully detached—also called a “mother-in-law apartment.”

Affordability gap: The difference between the median-priced home and what the median income household can afford to spend on a home.

Affordable housing: Housing (rent or mortgage, and utilities) that costs no more than 30% of a household’s pre-tax income.

American Community Survey: Annual survey conducted by the U.S. Census Bureau to gather and make public intercensal data regarding the population. Data is based on a sample of 3.5 million households.

Area Median Income (AMI): Median family income in an area (usually a county), calculated by HUD, based on U.S. Census Bureau data and adjusted with reference to Fair Market Rent definitions. AMI is used to set income limits that determine eligibility for government-supported housing programs.

Building permits: Approval for construction or remodel of a building, issued by a local governing agency. The process ensures that the building complies with land use, construction and zoning regulations.

Capital facility charges: Fees assessed to new developments, building additions, and changes of use to

help pay for municipal infrastructure such as sewer and water systems. In Oregon these fees are called systems development charges.

Community Development Block Grant (CDBG): A federal program administered by HUD that provides funding for a range of community development efforts, primarily targeting low-income populations. CDBG funds can be used for housing, economic development, public services, public infrastructure and facilities, and planning and administration. In our region, the City of Walla Walla qualified for a five-year CDBG grant from 2014 to 2018. A new five-year grant for \$1.6 million will provide funds from 2019 to 2023. There is also a CDBG state program that allows states to provide resources to jurisdictions that do not receive CDBG funds.

Community land trust (CLT): An affordable housing strategy that removes land from the cost of real estate. Within a CLT, homes are purchased by a homeowner, but the land is owned by a nonprofit organization and leased for a modest fee to the homeowner. The resale value of homes within a CLT is determined with reference to the cost of living or wages, not the cost of land.

Consolidated Homeless Grant: Funds administered through the Washington State Department of Commerce that support efforts to help homeless individuals and families obtain housing.

Continuum of Care (CoC): A regional or local planning entity that coordinates housing services for homeless individuals and families, from emergency shelter through stable, permanent

Glossary continued

housing. Any agency seeking HUD funds is required to work within a CoC to maximize service coordination and efficient use of resources.

Coordinated entry: A system for providing a variety of services to individuals and families experiencing a housing crisis. The goal of coordinated entry is to provide a single point of entry for service provision and prioritize resource use so that the most vulnerable are served first.

Cost-burdened: When housing costs—mortgage or rent, and utilities—exceed 30% of pre-tax income.

Cottage housing: A group of small, single-family residences clustered together, usually around a shared green space or other common area.

Department of Housing and Urban Development (HUD): Federal, cabinet-level agency established in 1965 that oversees housing policy in the United States.

Document recording fees: Fees paid on a real estate transaction. In Oregon and Washington a portion of the fees is used to fund a variety of affordable housing strategies.

Down-renting: Renting housing that is less expensive than you would otherwise pay because there is not enough housing on the market at your price range. Down-renting results in a shortage of housing for those with lower incomes.

Fair Market Rent (FMR): Rental rate limits for a variety of federal housing programs, including the Housing Choice Voucher program. FMR is

determined with reference to the 40th percentile of all market-rate rentals within a specified geographic area (in our region, a county), and adjusted based on market survey research and changes to the Consumer Price Index (CPI). FMR varies based on the number of bedrooms within a housing unit. FMR is updated annually by HUD.

Extremely cost-burdened: When housing costs—mortgage or rent, and utilities—exceed 50% of pre-tax income.

Extremely low-income: Households earning less than 30% of AMI.

Federal Housing Administration (FHA): Federal agency, under HUD, that provides mortgage insurance on loans made by FHA-approved lenders and supports home ownership through federally backed home lending programs.

Government-supported housing: Housing that utilizes public money to lower the cost for individuals and households.

Household size: The number of people living in a home.

Housing Affordability Index (HAI): An index that measures the ability of a family with the median income to afford the median-priced home. A HAI score of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced house. A score over 100 means that a family with the median income has more than enough to afford the median-priced home, while a score below 100 means that the median-priced home is not affordable to a family with the median income.

Housing authority: A public corporation that develops and manages low-income housing.

Housing First: An approach to addressing homelessness (now regarded as standard practice and supported by HUD) that asserts the importance of providing housing prior to addressing other concerns, such as substance abuse or mental health issues.

Housing and Transportation Affordability Index (H+T AI): An index that considers the cost of housing *and* transportation to provide a more complete understanding of the affordability of a location. The measurement incorporates transportation costs based on average car ownership and usage, and public transit usage for a given geographic area. Housing costs (rent or mortgage and utilities) should be no more than 30% of household income and transportation costs should be no more than 15% of household income to be considered affordable. In general, the H+T AI shows that housing is more affordable when it is located in proximity to public transit, employment, education, shopping, services and amenities.

Housing Trust Fund: A federal program, administered by HUD, that provides funds to states and state-designated entities to develop or preserve affordable housing for extremely low- and very low-income households.

Housing voucher: A form of payment to help cover the cost of rental housing. There are several types of housing vouchers, including those issued by the federal government, such as Section 8 vouchers (for low-income households) and VASH vouchers (for

veterans). Vouchers are used to make up the difference between what the household can afford (about 30% of income) and the cost of the housing unit. Vouchers can only be used to rent units that fall within FMR limits, and all units that are rented with vouchers are subject to regular inspections.

Land bank authority: A public entity that acquires and repurposes abandoned, neglected or forgotten properties. Properties acquired by Land Bank Authorities are often redeveloped in partnership with other agencies, such as HUD, housing authorities, nonprofits and private developers, to achieve affordable housing goals. Creating a land bank authority requires enabling legislation at the state level (such legislation currently does not exist in Oregon or Washington) and the creation of a local ordinance.

Low-income: Households earning 50% to 80% of AMI.

Low-Income Housing Tax Credit (LIHTC): A tax credit program designed to stimulate private investment in rental housing for low-income households. Federal tax credits are allocated to states based on population. States determine how to award tax credits to developers based on their priorities and goals. Developers who receive tax credits can use them to raise capital for housing production—the tax credit is a dollar-for-dollar reduction in federal tax liability. Units funded by LIHTC must be affordable to households with an income no higher than 60% of AMI; rent cannot exceed 30% of household income. The units must be affordable for 30 years, though the tax credits usually extend for 10 years.

Manufactured home: A home that is built in a factory and transported to a residential location. Manufactured homes can be titled with the land or located in a manufactured home community where the land is leased. Manufactured homes built prior to 1976 are often referred to as mobile homes; since then, HUD has regulated manufactured housing and imposed national standards regarding construction, design, quality, safety and energy efficiency.

Manufactured housing community: Two or more manufactured homes located on land that the manufactured home owners lease.

Market-rate housing: Housing for which price is determined through the private market.

Median: The middle value in a distribution—half of the values are above the median, half are below.

Median family income: The middle value in the distribution of all family incomes. A family consists of at least two people who are related to each other—by birth, marriage or adoption—and are living in one home. In most locations, median family income is higher than median household income.

Median household income: The middle value in the distribution of all household incomes. A household consists of all the people who live in a home together, regardless of whether or not they are related. A household can be a single individual. In most locations, median household income is lower than median family income.

Missing middle: The lack of housing stock available for moderate-income

(about 80% to 120% of AMI) households that earn too much to qualify for subsidized housing but too little to afford market-rate prices.

Mixed-use development: Development that contains different forms of usages in one, typically pedestrian-friendly, location. For example, commercial uses on the ground level and housing units above with employment, services and retail nearby.

Moderate-income: Households earning 80% to 115% of AMI.

Multifamily housing: Multiple dwelling units, typically with shared walls (e.g. duplexes, triplexes, fourplexes or apartments).

Multifamily Tax Exemption (MFTE): Washington State tax exemption program designed to stimulate the construction of multifamily housing within designated urban areas. Cities with population greater than 15,000 can use this tool; cities with population of less than 15,000 can use it if they are the largest urban area in a county planning under the Growth Management Act. With the MFTE, municipalities can exempt property taxes for 12 years on new multifamily construction (with at least four units), provided 20% of the units are affordable to low- and moderate-income households (up to 115% of the median family income). Cities can also exempt property taxes for multifamily development for eight years with no requirement that a percentage of the units be set aside for low-income renters.

Over-housed: When house size is larger than what the household needs or can afford. For example, a senior living in a three-bedroom home after

the children have moved out and the spouse has passed away.

Production home builder: A company that builds a group of homes with several different floor plans. Production home builders can typically build for less cost than custom builders because they purchase land, labor and materials in volume.

Project-based rental assistance: Rental assistance for low-income households that makes up the difference between what the household can afford to spend on housing (about 30% of their income) and the cost of the unit. Project-based rental assistance is tied to certain properties, and the payment is made directly from the government to the landlord.

Source of income discrimination: A form of discrimination based on the source of income (e.g., a housing voucher that a tenant uses to pay for rent). It is illegal in Oregon and Washington to discriminate against a potential renter based on their source of income.

Systems development charges: Fees assessed to new developments, building additions and changes of use to help pay for municipal infrastructure such as sewer and water systems. In Washington these fees are called capital facility charges.

Tenant-based rental assistance: Rental assistance for low-income households in the form of a voucher, which tenants can use to shop for housing on the private market. The voucher makes up the difference between what the household can afford to spend on housing (about 30% of their income) and the cost of the unit.

Units rented with a voucher must fall within FMR limits.

Tiny home: A small, independent dwelling unit, usually less than 500 square feet. Tiny homes can be set on a foundation or mounted on wheels.

Urban growth boundary: A boundary that establishes areas designated for additional growth (development). Urban growth boundaries seek to concentrate housing and urban development within the boundary and preserve open space and farmland outside the boundary. Urban growth boundaries are implemented in compliance with Growth Management Acts in Washington and Oregon.

U.S. Department of Agriculture Rural Development program (USDA RD): A federal program that supports rural development. USDA RD provides several types of funding for housing for low-income populations in rural and semi-rural areas.

Vacancy rate: The percentage of rental units that are vacant within a given geographic area. A low vacancy rate means that few units are available as rentals, which typically results in rent increases.

Vertical housing: Mixed-use developments with commercial space on the ground floor and residential units on the floors above.

Very low-income: Households earning 30 to 50% of AML.

Department of Veterans Affairs (VA): Federal, cabinet-level agency that oversees policies and programs regarding veterans.

Walla Walla Metropolitan Statistical Area (WWMSA): A census-designated area comprising Columbia and Walla Walla counties.

Weatherization: Building maintenance and modification that enhance a building's energy efficiency and protection from the elements (e.g., wind, rain, cold). Weatherization can reduce energy costs and make a property more comfortable.

Zoning: Codes that describe allowable land use (e.g., residential, commercial) and regulate site design (e.g., setbacks, density, height).

Study Resource Speakers

Maria Alonso, Community member

Meagan Bailey, Columbia County

Kirsten Beaman, United States
Department of Agriculture, Rural
Development

Jennifer Beckmeyer, Community
Development Block Grant, City of
Walla Walla

Melissa Buckley, Penrith Home
Loans

Elizabeth Chamberlain, City of
Walla Walla

Riley Clubb, City of Walla Walla

Robert Cochran, Manufactured
Housing Communities of
Washington

Kathy Covey, Blue Mountain
Action Council

Ben Currin, Horizon Project

Deb Flagan, Hayden Homes

Judy Garcia, Cascade
Management

Tom Glover, Walla Walla County

Emily Grossman, Washington
State Department of Commerce,
Community Services and Housing
Division

Kimberly Gottardi, Community
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Liz Guerra, Blue Mountain Action
Council

Denise Jerome, Community
Action Program East Central
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Steve King, City of Wenatchee

Tina King, Windermere Property
Management

Lawson Knight, Community
member

Sierra Knutson, Walla Walla
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Community Health

Ted Koehler, Blue Mountain
Action Council

Yara Martinez, Sharpstein
Elementary School

Jon Rickard, City of College Place

Mike Rizzitiello, City of College
Place

Craig Rongey, Manufactured
Housing Communities of
Washington's Southeast Unit

Renée Rooker, Walla Walla
Housing Authority

Sheryl Stansell, Upper Valley
Meeting Each Need with Dignity

Ajsa Suljic, Washington State
Employment Security Department

Kim Travis, Oregon Housing and
Community Services

Jennie Weber, Washington State
Employment Security Department

Andrea Weckmueller-Behringer,
Walla Walla Valley Metropolitan
Planning Organization

Allison Williams, City of
Wenatchee

Anne-Marie Zell Schwerin, YWCA

Notes



Community Partners

Punkey Adams
 Brian and Dede Anderson
 Anonymous
 Jon and Mary Campbell
 Larry Clinton
 Sharon Clinton
 Roger Esparza
 Anne Haley and Jim Shepherd
 Cheri and Mark Heafy
 Kontos Cellars
 Jeff Reynolds
 Sawatzki Valuation, Litigation &
 Forensic Services

Grantors

Clara and Art Bald Trust
 Blue Mountain Community Foundation
 Bonnie and Clifford Braden Foundation
 Cape Flattery Foundation
 Mary Garner Esary Trust
 Group Health Foundation
 Sherwood Trust
 J.L. Stubblefield Trust
 United Way
 George T. Welch Trust
 Kenneth B. Wells Trust
 Yancey P. Winans Trust



Community Council

Vision

A community where all people come together to create the future they want.

Mission

Community Council's mission is to foster a trusted gathering place where people engage in dialogue, inquiry and advocacy to build a vibrant region for everyone.

Contact Us

Community Council
 P.O. Box 2936
 Walla Walla, WA 99362
www.wcommunitycouncil.org

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COMPREHENSIVE PLAN AMENDMENT APPLICATION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF COLLEGE PLACE
625 S College Ave, College Place, WA 99324
509-394-8524

Please return the completed application, supplemental questionnaire, and environmental checklist to planbuild@cpwa.us. Upon receipt of your application your project will be billed in accordance with the most recently adopted fee resolution. Proof of a nonprofit 501 (c) 3 status must be submitted by private nonprofit organization with his application if the nonprofit applicant is to qualify for fee waiver.

APPLICANT NAME: Affordable Housing Implementation Task Force Local Policies Subcommittee

MAILING ADDRESS: P.O. Box 2936, Walla Walla, WA 99362

PHONE: (509) 730-3312

EMAIL: relfenbein@wwcommunitycouncil.org

IF MAP AMENDMENT, SITE ADDRESS AND GENERAL LOCATION:

REQUIRED DOCUMENTS:

☒ APPLICATION & NARRATIVE RESPONSE TO THE QUESTIONS BELOW

☐ SEPA ENVIRONMENTAL CHECKLIST AND FEES

☐ SITE PLAN OF THE SUBJECT PROPERTY, IF A MAP AMENDMENT, INCLUDING EXISTING DEVELOPMENT AND PROPOSED DEVELOPMENT, IF ANY.

☐ TITLE REPORT – IF A MAP AMENDMENT

☐ ANY OTHER INFORMATION DETERMINED NECESSARY BY THE DIRECTOR TO ADEQUATELY REVIEW THE PROPOSAL

In a separate document, answer and explain the following:

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3. What is the purpose of the proposed amendment?
4. How will the proposed amendment benefit the community as a whole
5. Please list all Policies and Goals which are affected by your proposed amendment.
3. Please list any studies that will support your request and provide electronic copies in PDF format.
7. Please list and include any other substantiated information felt necessary to adequately show the City that the requested amendment should be made.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information on this application and other submitted information is true and correct. In addition, I understand that acceptance of this application and fees do not constitute submittal of a valid application until so informed by the City Administrator.

Applicant's Signature  Date 4/28/2021



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Local Policies & Regulation Subcommittee
Proposed Amendments to the City of College Place's Comprehensive Plan
April 2021**

The Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee is pleased to submit a number of proposals to amend the City of College Place's Comprehensive Plan in order to broaden and deepen the city's commitment to supporting affordable housing. Below, proposed amendments to the comprehensive plan are underlined. The rationale for the proposed amendments is explained beneath each proposed amendment.

HOUSING POLICY 7: Support the inclusion of low and moderate-income housing units in larger scale residential developments. Develop incentives for low- and moderate-income housing units in larger scale residential developments.

Rationale: Incentives that address the cost of development, such as density, setbacks, parking, pre-approved design plans, development review process, and development fees, may help to promote construction of units for low- and moderate-income community members who would otherwise be unable to afford housing. Put differently, without development incentives and financial incentives, developers may be unlikely to produce housing that is affordable to low- and moderate-income households.

HOUSING POLICY 14: The city will develop strategies and incentives that will encourage manufactured home parks to remain a source of affordable housing.

- a. Establish a manufactured home park zoning ordinance in areas where manufactured home parks already exist. Allow for applications of new manufactured home parks and their inclusion within manufactured home park zoning.
- b. Manufactured home park zoning must include a requirement that residents be given sufficient advance notice of any petition for zoning changes or variances by park owners.
- c. Consider resident opportunity to purchase laws and other mechanisms that give residents sufficient notice and time to organize as a tenants' committee, homeowners association, or co-operative and notify the owner of their intent to purchase a manufactured home park that is up for sale.
- d. Establish conditions for addressing the closure of manufactured home parks, including a resident relocation plan.

Rationale: Preserving existing housing is the most cost-effective way of supporting affordable housing, and often the most affordable non-subsidized homes are manufactured homes. Manufactured home parks are particularly vulnerable to redevelopment pressures, as land values increase in College Place.

Manufactured home park zoning helps preserve existing affordable housing, while granting residents a measure of security that the land where they live will continue to site their manufactured homes.

Ordinances that place conditions on manufactured home park closure can stipulate that before the city approves a zoning change that will result in a park closure, the park owner must address relocation issues, such as:

- Present a relocation plan showing nearby communities where residents can move their homes;
- Move the residents' homes and pay for the disposal of homes that cannot be moved;
- Pay residents' relocation expenses;
- Compensate homeowners for the value of homes that cannot be moved; and
- Allow the residents the opportunity to match the sales price, if the community is being sold to a developer. A requirement of a resident opportunity to purchase could be built into the zoning change.

Because most manufactured homeowners are low-income, moderate-income, or fixed-income retired community members, many cannot afford to move their homes if the parks where they live were to close. Other manufactured home parks in our region are fully occupied or almost at full capacity; they therefore do not have the space to accommodate new residents if parks in College Place were to close. In addition, insufficient alternative affordable housing exists in our region to house manufactured home park residents if the parks where they live were to close.

NEW POLICY: The city will prioritize the preservation of existing affordable housing, including government-supported housing and manufactured housing.

Preserving existing housing is the most cost effective way of supporting affordable housing. In addition, as land values increase in College Place, existing affordable housing may face redevelopment pressures, which could displace low-income residents. Maintaining the quality of life for residents entails enabling them to stay safely and affordably housed.

NEW POLICY: Support strategies that minimize displacement of low-income community members. Policies enacted to create more housing through redevelopment will include measures that mitigate against the displacement of low- and moderate-income community members. The City will refer to the Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices memo to mitigate against potential displacement through redevelopment.

Rationale: Public and private investments in the property market in College Place could threaten to displace low-income residents through redevelopment and/or increased housing costs. It is important that low-income residents are able to stay safely and affordably housed, as investments are made that improve their neighborhoods and increase land values.

Certain neighborhoods are at greater risk for redevelopment because they have relatively low assessed values. Those neighborhoods are often home to vulnerable populations, defined here as a high

proportion of renters, racial and ethnic minorities, low-income households, people with disabilities, and households with low levels of educational attainment. Vulnerable populations in areas with low assessed values are at risk of displacement through redevelopment and increased land values. When jurisdictions recognize this threat, they can develop policies and programs that protect vulnerable populations from becoming displaced. Failure to do so increases housing insecurity and can contribute to homelessness.

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Memorandum

To: Project Advisory Team: Elizabeth Chamberlain, City of Walla Walla; Jon Rickard, City of College Place; Meagan Bailey, City of Dayton; Randy Hinchliffe, City of Waitsburg; Nikki Sharp, Walla Walla County

Date: September 28, 2020

From: Violet Brown & Scott Fregonese, Fregonese Associates

CC: Todd Chase & Tim Wood, FCS GROUP

RE: Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices

The purpose of this memorandum is to analyze the risk of displacement and gentrification in the region and to summarize best practices strategies to mitigate the impacts on local households and businesses. It builds on the findings included in FCS Group's Task 1 Issues Memo and Task 2 & 3 Trends and Needs Memo and on the work previously published in the Affordable Housing Community Council Report.¹

Summary

Housing Action Plans must, in accordance with HB1923, "encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes" and "should consider strategies to minimize displacement of low-income residents resulting from redevelopment." This is particularly true in neighborhoods with communities at high risk of displacement.

As growth trends in the region predict significant opportunities for future development, that development will likely exacerbate existing issues of affordability and result in market and socioeconomic shifts linked to displacement of households and businesses in vulnerable communities.

Each jurisdiction in the Walla Walla region contains populations vulnerable to displacement. However, this memo identifies individual block groups particularly susceptible to these forces. It also recommends mitigation strategies. These recommendations represent a three-pronged approach to anti-displacement strategies:

1. Mitigation for Individuals and Families Experiencing Displacement,
2. Land Use & Development Strategies to Increase Production of Affordable Housing, and
3. Economic Strategies to Increase Opportunity.

Combating displacement requires cities to proactively apply a variety of different approaches, each supported by best practices research. The strategies are organized as a three-prong approach to anti-displacement to address the different aspects of displacement. Various action steps or programs appear under each prong. The concept is to move forward on all three fronts in ways that are customizable for each jurisdiction.

Vulnerability Assessment

Displacement occurs when households or businesses are involuntarily forced out of an area due to increasing housing prices or due to economic and demographic changes that alter the neighborhood's character.

Gentrification, a well-documented housing issue since the 1960s, has traditionally been associated with the urban core, but rural gentrification is gaining ground in the face of an ever-expanding digital workforce and access to goods online. These changes allow what is a traditionally urban workforce to work remotely from rural and suburban areas, benefitting from the amenities and relative affordability these areas have to offer. Gentrification typically occurs in areas with relatively low property values with amenities that have become attractive or trendy. As demand in the region grows, areas with relatively low rent/home value or perceived as lower quality housing become more attractive and profitable for redevelopment opportunities, and thus more vulnerable to displacement of existing residents. Some experts expect that the recent pandemic will only increase the pressure on smaller communities as families seek the "suburbs and rural periphery".² This post-Covid-19 migration to rural areas and small towns will be driven by a number of factors: increase remote work opportunities, perceptions of increased safety in less-dense communities, and a desire to live in rural areas for their scenery, access to nature, and other amenities.

Vulnerability calculations compare local geographies to regional averages across six variables reported by the US Census. The analysis below uses ACS 2014-2018 (five-year estimates) via Social Explorer reported by state, county, city, census tract, and block group:

- Percent of households that are renters
- Percent of households that are low-income
- Percent of adults (25 or older) without a four-year degree
- Percent of population who identify with a community of color
- Median home value
- Median gross rent

These factors are closely associated with an increased probability of redevelopment coupled with an increased difficulty in weathering rising housing costs and a higher susceptibility to involuntary displacement for both households and small business. This analysis has been adapted from work published by Dr. Lisa Bates of Portland State University for the Portland Bureau of Planning and Sustainability in 2012 and their subsequent *2018 Gentrification and Displacement Neighborhood Typology Assessment*³. Changes to the methodology are designed to reflect concerns regarding smaller sample sizes and promoting easy replicability as local jurisdictions continue to monitor these variables into the future with readily available data sets.

For the purposes of this report, geographies with 5 or 6 of the variables reporting higher figures than regional thresholds are identified as areas vulnerable to displacement.

Thresholds	Walla Walla County
% People of Color	>28%
% Without College Degree	>71%
% Rentals	>35%
Poverty Status: % Doing Ok	<66%
Median Home Value	<\$209,800
Median Gross Rent	<\$893

Thresholds	State
% People of Color	>31%
% Without College Degree	>65%
% Rentals	>37%
Poverty Status: % Doing Ok	<73%
Median Home Value	<\$311,700
Median Gross Rent	<\$1,194

Vulnerability Levels	
High	>5 indicators
Moderate	3-4 indicators
Low	<3 indicators

Cities

Indicators	Walla Walla	Waitsburg	College Place	Dayton	Walla Walla County
Poverty Status: % Doing OK	60%	64%		68%	62%
% Rentals	42%	23%		41%	31%
Median Home Value	\$ 190,000	\$150,000	\$ 190,000	\$ 156,200	\$ 209,800
Median Gross Rent	\$ 919	\$ 688	\$ 890	\$ 775	\$ 893
% Without Degree	74%	80%		65%	77%
% POC	33%	10%		25%	16%
Total Indicators	5	4		3	4

Table 1a. Vulnerability Analysis: Walla Walla County Cities to County Comparison.

Indicators	Walla Walla	Waitsburg	College Place	Dayton	Washington
Poverty Status: % Doing OK	60%	64%		68%	62%
% Rentals	42%	23%		41%	31%
Median Home Value	\$ 190,000	\$150,000	\$ 190,000	\$ 156,200	\$ 311,700
Median Gross Rent	\$ 919	\$ 688	\$ 890	\$ 775	\$ 1,194
% Without Degree	74%	80%		65%	77%
% POC	33%	10%		25%	16%
Total Indicators	6	4		4	4

Table 1b. Vulnerability Analysis: Walla Walla County Cities to State Comparison.

All cities show vulnerability to displacement when compared to the region, which increases when compared to the state. This is particularly true for poverty rates and educational attainment, where county figures differ significantly from the state. City of Walla Walla has the highest vulnerability score when compared to both county and state thresholds. City of Walla Walla has the lowest percentage of people “doing ok”, the highest percentage of rentals, and the highest percentage of people of color when compared to other cities.

Census Tracts

City	Census Tract	Poverty Status: % Doing OK	% Rentals	Median Home Value	Median Gross Rent	% Without Degree	% POC	Total Indicators
	9204	100%	0%	NA	NA	97%	57%	2
	9205	46%	54%	\$ 102,600	\$ 851	87%	66%	6
	9206	54%	51%	\$ 134,200	\$ 891	84%	45%	6
Walla Walla	9207.01	67%	53%	\$ 198,800	\$ 878	67%	20%	3
	9207.02	68%	28%	\$ 224,100	\$ 1,023	56%	21%	0
	9208.01	48%	42%	\$ 186,500	\$ 1,000	76%	20%	4
	9208.02	49%	55%	\$ 208,500	\$ 831	65%	24%	4
Waitsburg	9201	80%	17%	\$ 254,300	\$ 870	70%	12%	2
College Place	9203	69%	41%	\$ 190,000	\$ 890	66%	25%	3
Dayton	9602	68%	31%	\$ 170,800	\$ 740	75%	14%	3

Table 2. Vulnerability Analysis: Census Tract to County Comparison. Bolded data indicates the highest or lowest value for the category.

Census Tract analysis reveals two highly vulnerable tracts for City of Walla Walla (9205 and 9206). Tract 9205 has the lowest percentage of people “doing ok”, the lowest median home value, and the highest percentage of people of color when compared to all census tracts in the study area. Census tracts that may become more vulnerable overtime (moving from a rank of moderate to high), include tract 9208.01 and 9208.02. These tracts exceed county thresholds for poverty, rentals, and home value. Census tracts in the remaining cities have vulnerability ranks of low to moderate when compared to the county. No tract in the remaining cities exceeds three total indicators.

Block Groups

City	Block Group	Poverty Status: % Doing OK	% Rentals	Median Home Value	Median Gross Rent	% Without Degree	% POC	Total Indicators
Walla Walla	BG1 T9204	100%	0%	NA	NA	97%	57%	2
	BG1 T9205	37%	53%	\$ 90,000	\$ 867	91%	63%	6
	BG2 T9205	54%	60%	\$ 99,200	\$ 1,009	89%	79%	5
	BG3 T9205	50%	48%	\$ 134,900	\$ 775	78%	52%	6
	BG1 T9206	69%	43%	\$ 73,800	NA	93%	41%	4
	BG2 T9206	14%	63%	\$ 90,900	\$ 709	88%	72%	6
	BG3 T9206	60%	40%	\$ 119,100	NA	89%	69%	5
	BG4 T9206	64%	32%	\$ 191,800	\$ 900	75%	37%	4
	BG5 T9206	50%	74%	\$ 260,100	\$ 1,051	74%	14%	3
	BG1 T9207.01	60%	78%	\$ 193,100	\$ 714	46%	19%	4
	BG2 T9207.01	57%	41%	\$ 162,200	\$ 880	82%	33%	6
	BG3 T9207.01	65%	38%	\$ 196,600	\$ 955	60%	12%	3
	BG4 T9207.01	81%	53%	\$ 218,900	\$ 1,269	74%	15%	2
	BG1 T9207.02	71%	23%	\$ 254,900	\$ 1,291	53%	28%	0
	BG2 T9207.02	73%	17%	\$ 196,100	\$ 828	65%	17%	2
	BG3 T9207.02	55%	38%	\$ 213,900	\$ 786	40%	13%	3
	BG4 T9207.02	73%	35%	\$ 175,000	\$ 820	69%	27%	2
	BG1 T9208.01	58%	7%	\$ 233,300	NA	76%	12%	2
	BG2 T9208.01	52%	52%	\$ 164,900	\$ 1,127	76%	33%	5
	BG3 T9208.01	58%	47%	\$ 172,900	\$ 845	69%	13%	4
	BG4 T9208.01	30%	45%	\$ 183,800	\$ 999	83%	16%	4
	BG1 T9208.02	35%	67%	\$ 165,400	\$ 897	77%	26%	4
	BG2 T9208.02	69%	38%	\$ 238,500	\$ 788	55%	19%	2
Waitsburg	BG4 T9201	66%	20%	\$ 154,700	\$ 688	80%	10%	3
College Place	BG1 T9203	73%	34%	\$ 192,700	\$ 657	71%	34%	3
	BG2 T9203	63%	66%	\$ 190,400	\$ 861	67%	29%	5
	BG3 T9203	44%	69%	\$ 99,500	\$ 828	76%	20%	5
	BG4 T9203	79%	26%	\$ 200,900	\$ 1,125	60%	19%	1
Dayton	BG2 T9602	56%	27%	\$ 139,300	\$ 795	72%	21%	4
	BG3 T9602	70%	34%	\$ 226,800	\$ 914	81%	13%	1
	BG4 T9602	67%	27%	\$ 158,300	\$ 752	77%	14%	3

Table 3. Vulnerability Analysis: Bolded data indicates the highest or lowest value for the category.

Block group analysis reveals more detailed trends in vulnerability. Overall, ten block groups are considered highly vulnerable. These block groups are in City of Walla Walla and College Place.

For City of Walla Walla, seven block groups (30.4% of all block groups in City of Walla Walla and 22.6% of all block groups in the study area) have high vulnerability rankings. Out of the seven block groups, BG2 T9206 has the lowest poverty status (14% of people “doing ok”) out of all block groups in the study area. BG1 T9206 has the lowest median home value (\$73,800) out of all block groups in the study area. For moderate ranking block groups, it is important to consider which indicators exceed county thresholds. Block groups that exceed thresholds for poverty, percentage of rentals, and home value (BG3-BG4 T9208.01, BG1 T9208.02) may be more vulnerable than

block groups that exceed thresholds for education and people of color, but have higher median home values and low poverty. A total of 20% of Walla Walla residents live within block groups that have high vulnerability ratings.

The remaining three cities include block groups with moderate to high vulnerability rankings. City of College Place has two block groups that rank high for vulnerability (BG2 T9203, BG3 T9203). BG3 has the lowest poverty score, highest percentage of rentals, lowest median home value, and highest percentage of people without a college degree for the city. A total of 35% of College Place residents live in block groups that have high vulnerability rankings.

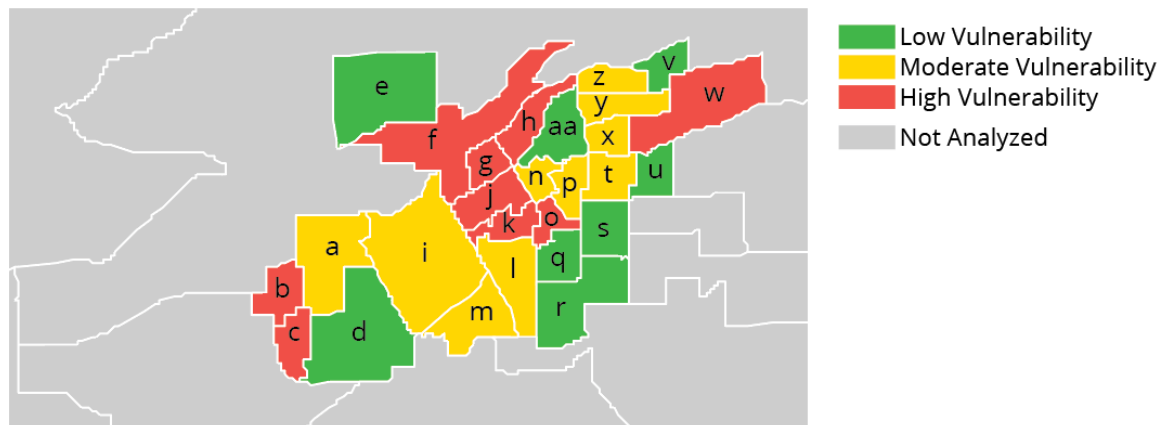
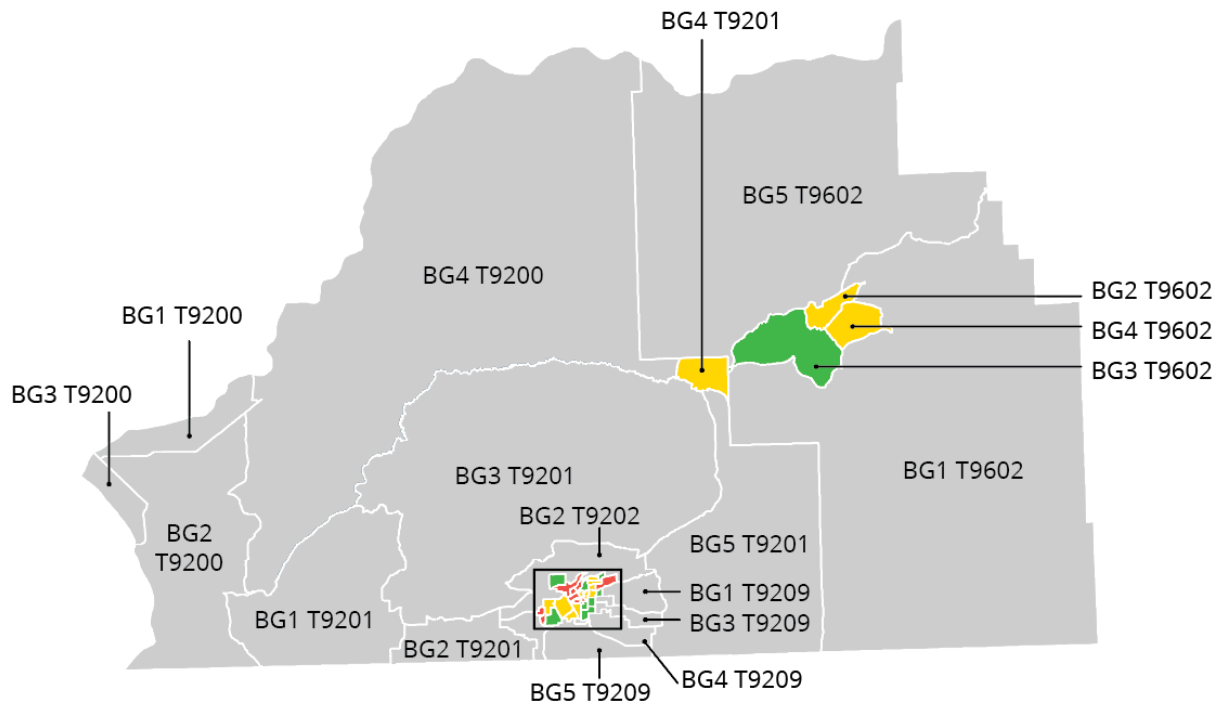
City	Block Group	Population	% City Pop
Walla Walla	BG1 T9205	1,144	3%
	BG2 T9205	957	3%
	BG3 T9205	584	2%
	BG2 T9206	948	3%
	BG3 T9206	1,027	3%
	BG2 T9207.01	968	3%
	BG2 T9208.01	1,503	5%
College Place	BG2 T9203	1,800	20%
	BG3 T9203	1,384	15%

Table 4. High Vulnerability Block Group Population.

In response to concerns raised by the Stakeholder Advisory Committee for this project and in furtherance of state guidelines for specific consideration of vulnerable populations, the below chart includes the percentage of seniors within each population listed by block group and that block groups vulnerability index. Most of the areas with the highest concentration of seniors are not within block groups considered the most vulnerable. While this analysis does not indicated any alarming patterns, it is important that anti-displacement strategies take special note of senior and recognize that displacement can occur across the region.

City	Block Group	% 65+	Total Indicators
Walla Walla	BG1 T9204	4%	2
	BG1 T9205	8%	6
	BG2 T9205	4%	5
	BG3 T9205	8%	6
	BG1 T9206	39%	4
	BG2 T9206	10%	6
	BG3 T9206	21%	5
	BG4 T9206	6%	4
	BG5 T9206	43%	3
	BG1 T9207.01	22%	4
	BG2 T9207.01	8%	6
	BG3 T9207.01	18%	3
	BG4 T9207.01	35%	2
	BG1 T9207.02	17%	0
	BG2 T9207.02	21%	2
	BG3 T9207.02	18%	3
	BG4 T9207.02	12%	2
	BG1 T9208.01	24%	2
	BG2 T9208.01	14%	5
	BG3 T9208.01	13%	4
	BG4 T9208.01	8%	4
Waitsburg	BG1 T9208.02	15%	4
	BG2 T9208.02	27%	2
Waitsburg	BG4 T9201	20%	3
College Place	BG1 T9203	28%	3
	BG2 T9203	5%	5
	BG3 T9203	18%	5
	BG4 T9203	21%	1
Dayton	BG2 T9602	24%	4
	BG3 T9602	35%	1
	BG4 T9602	23%	3

Table 5. Percent Seniors (65+) by block group.



- | | | | |
|--------------|-----------------|-----------------|------------------|
| a. BG1 T9203 | i. BG1 T9206 | q. BG4 T9207.01 | y. BG4 T9208.01 |
| b. BG2 T9203 | j. BG2 T9206 | r. BG1 T9207.02 | z. BG1 T9208.02 |
| c. BG3 T9203 | k. BG3 T9206 | s. BG2 T9207.02 | aa. BG2 T9208.02 |
| d. BG4 T9203 | l. BG4 T9206 | t. BG3 T9207.02 | |
| e. BG1 T9204 | m. BG5 T9206 | u. BG4 T9207.02 | |
| f. BG1 T9205 | n. BG1 T9207.01 | v. BG1 T9208.01 | |
| g. BG2 T9205 | o. BG2 T9207.01 | w. BG2 T9208.01 | |
| h. BG3 T9205 | p. BG3 T9207.01 | x. BG3 T9208.01 | |

Figure 1. Block Group Map for Study Area with inset of Walla Walla and College Place.

Recommended Strategies

While the City of Walla Walla has the highest number of residents and blocks groups experiencing displacement vulnerability, all four cities in this study have either areas of high vulnerability or meet metrics that indicate increased susceptibility to displacement. Each of the cities should pursue a three-pronged approach to reducing displacement risk:

1. Mitigation for Individuals and Families Experiencing Displacement,
2. Land Use & Development Strategies to Increase Production of Affordable Housing, and
3. Economic Strategies to Increase Opportunity.

Each city does not necessarily need to carry out each of the strategies below. Instead, the recommended strategies should be viewed as a “menu” of policy and program choices to be implemented based on each community’s risk level and the viability of the strategy based on local conditions. Reducing displacement risk should be a regional effort, but the specific approach taken can (and should) differ on the local level.

1. Create Stability for Local Residents by Mitigating the Impact of Displacement:
 - o Anti-Displacement Impact Assessments

Integrate displacement into the analysis and review of potential policies, programs, and development applications by creating a standardized assessment of potentially unintended consequences upfront and enforcing reasonable mitigation efforts directly connected to the proposal.⁴ Anti-Displacement measure must include a reliable way to track the impact new development has on Naturally Occurring Affordable Housing (NOAH). While increased production of new housing is essential to preserving supply, NOAH is frequently seen as ripe for redevelopment as soon as market rates surpass current value to create a ‘rent gap’ making redevelopment profitable. An impact assessment is one tool to track how many affordable units are being developed and at the cost of how many existing units. This option can function on a range of intensities with the obligation and cost either assigned applicants or city staff and the weight of the assessment varying depending on the severity of the issue within each jurisdiction and the viability of the requirement within local markets.

- o Rental Registration Program

A registration program would create a consolidated database of available units in the region, rental costs, and local practices. A small fee per unit could be set to fund the program, which could include a streamlined application process. The costly and time-consuming housing application process is often listed as a practical barrier to housing access. Multiple application forms, with slightly different requirements, and compounded credit check fees are prohibitively onerous. While some local service organizations provide some assistance, a streamlined process eases the burden on renters and landlords alike and help jurisdictions track relevant data.

- o Tenant Protection Enhancements

As vacancy rates decrease, an ordinance extending the notice period for no cause evictions to 60 days for landlords with five or more units would allow renters additional time to plan, contact services, and hopefully

relocate without a disruption in adequate housing. Washington State already requires a 60-day period for tenants facing eviction because the owner lost the building in a foreclosure.

- Emergency Rental Assistance

Aiding families facing homelessness due to temporary economic hardship in the form of Emergency Rental Assistance. Washington State Department of Social & Human Services (DSHS) offers one-time cash payment to get or keep safe housing or utilities in emergency situations to families eligible for the Additional Requirements for Emergent Needs (AREN) or the Diversion Program. The Eviction Rent Assistance Program (ERAP) Grant is part of Washington State's short-term response to the COVID-19 disaster and offers three months of rent payment to prevent evictions.⁵

- Home Ownership Assistance

Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers. Washington offers the Home Advantage Needs Based Downpayment Assistance Loan Program with up to \$10,000 to eligible homebuyers.⁶

- Utility Payment Financial Assistance & Homeowner Assistance

Homeowners are also subject to raising housing costs as property taxes, maintenance, heating, and cooling costs increase. This is particularly true for seniors on fixed incomes. Partnering with groups, such as BMAC/The Healthy Homes Program, which provides weatherization and energy efficiency services, can reduce the burden on seniors. Washington State Department of Commerce's Home Rehabilitation Loan Program provides low-interest loans to low-income homeowners for repairs and necessary improvements.

2. Protect Regional Housing Stock: Increase Production of Affordable Housing Options

- Affordable Housing Fund

In 2016, Vancouver voters authorized the use of property tax revenue (residential and commercial) to create an Affordable Housing Fund that can be used "for the purpose of buying, building and preserving low-income rental housing and preventing homelessness through rental assistance and housing services."⁷ The tax is capped at \$6 million and expected to generate \$43M dollars before it expires in 2023. At which point, Vancouver City Council can seek an extension or let it expire. Property tax exemptions are included for seniors and people with disabilities who earn less than \$40,000 a year.

- Land Banking

Cities can reserve or 'bank' land for affordable housing, similar to a popular program created in Eugene, Oregon.⁸ Sites being considered for purchase should be evaluated based on cost, density, environmental quality, and access transportation, community services, and jobs. Gentrification in more rural areas often results in lower-income households moving further away from city centers with longer commutes to jobs and services. Priority areas should be based on a combination of community vulnerability, recent Anti-Displacement Impact

Assessments, and on the area's potential for offering meaning opportunities for safe and affordable housing close to jobs and services.

- Community Land Trusts

Community land trusts create additional affordable home ownership opportunities by removing land from the costs of real estate. In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Thus, creating additional affordable opportunities for homebuyers by removing land from the cost of real estate. Resale value is not determined by the real estate market but set based on the local cost of living.

- Right of First Offer/Refusal Program

Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households. Right of first offer places very minimal requirements on property owners. Notice would be sent that a property will be for sale and either the trust or the owner sets and offer price depending on the program framework. Funding assistance for this program could come from an Affordable Housing Fund.⁹

- Affordable Housing on Public Land

Washington state (through RCW 43.63A.510 and RCW 39.33.015) directs specific state agencies to inventory under-utilized or surplus state-owned land, which can be used to develop housing for low- and moderate-income households (up to 115% of AMI).

- Zoning Protection for Manufactured Dwelling Parks

For many families, manufactured homes are an affordable housing option. They are built in a factory and transported to either a leased plot within a manufacture home park or on private property. It is important to ensure that local zoning ordinances do not unduly hinder the functioning and placement of manufactured homes. Protecting existing parks will increase affordable housing supply and mitigate involuntary displacement.

- Multifamily Tax Exemption

The Multifamily Tax Exemption (MFTE) is a tool that incentivizes the development of multifamily housing, described in depth in the Community Council Affordable Housing Report.

Cities with a population of at least 15,000 can use the MFTE to exempt property taxes for 12 years on new multifamily construction (with at least four units), provided 20% of the units are affordable to low- and moderate-income households (up to 115% of the median family income). In this case, the public funds go to the developer in the form of a tax break, not in the form of a rental payment. If the owner of the property decides to increase rates above the established affordability threshold, the tax exemption is cancelled, and the property is subject to additional tax penalties. Cities with populations of less than 15,000 can use this tool, provided they are the largest urban area in a county planning under the Growth Management Act. Small cities, however, may

not have the financial resources to feasibly offer a property tax exemption. Another provision to the rule allows cities to exempt property taxes for multifamily development for eight years with no requirement that a percentage of the units be set aside for low-income renters. The area designated for the MFTE is determined by the local governing authority, and the intention of the legislation is to increase mixed-income residential opportunities, including affordable housing, in urban centers. Expansion of the targeted area within the urban core can open additional opportunities for incentivizing multifamily development.

3. Protect the Local Economy: Job Training Partnerships to foster local opportunities and prosperity through improved workforce development initiatives

Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Focus on both higher and secondary educational institutions in the region to take advantage of sector-based partnerships. Construction based partnerships in particular are likely to improve the supply of low-income housing. The goal is to create programs that offer training/apprenticeships and future job opportunities that improve the quality of jobs in the area.

¹ Community Council Report: Affordable Housing (April 2019) via

https://www.wvcommunitycouncil.org/media/1125/affordable-housing-study-report_2019.pdf

² Florida, Richard. "How Coronavirus Will Reshape U.S. Cities." *Bloomberg.com*, Bloomberg, 2 July 2020, www.bloomberg.com/news/features/2020-07-02/how-coronavirus-will-reshape-u-s-cities.

³ 2018 Gentrification and Displacement Neighborhood Typology Assessment, Key Findings and Methodology Report, Bureau of Planning and Sustainability, City of Portland, Oregon, via https://www.portland.gov/sites/default/files/2020-01/gentrification_displacement_typology_analysis_2018_10222018.pdf

⁴ King County Washington Equity Impact Review Process Overview (March 2016) via https://www.kingcounty.gov/~media/elected/executive/equity-social-justice/2016/The_Equity_Impact_Review_checklist_Mar2016.ashx?la=en

⁵ Washington State Department of Commerce, Homeless Assistance via <https://www.commerce.wa.gov/serving-communities/homelessness/>

⁶ Washington State Housing Finance Commission, Home Advantage Program via <https://www.wshfc.org/buyers/HomeAdvantage.htm>

⁷ *Affordable Housing Fund | City of Vancouver Washington*, Community Development Programs, May 2020, www.cityofvancouver.us/ced/page/affordable-housing-fund.

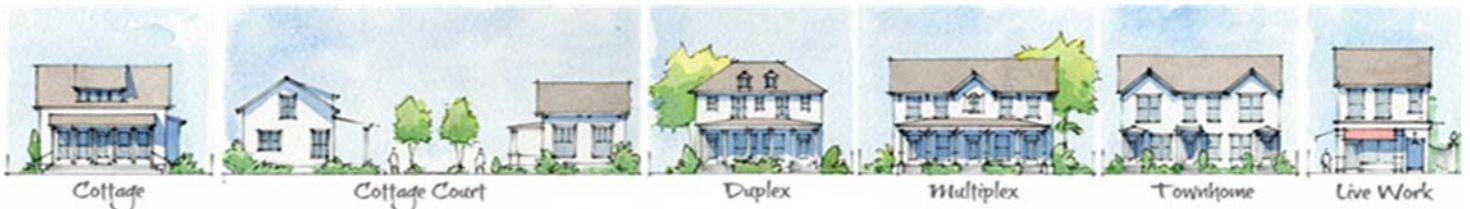
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⁹ Kim, Jihyeon; Knapp-Rossi, Malia; Lance, Jeff; Meyers, Joseph; Moulton, Aster; and Stone, Tay, "Reside Vancouver: An Anti-Displacement Plan" (2019). *Master of Urban and Regional Planning Workshop Projects*. 170. <https://archives.pdx.edu/ds/psu/29217>

Walla Walla Regional Housing Action Plan

*Cities of College Place,
Dayton, Waitsburg and
Walla Walla*

July 21, 2021



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GLOSSARY

Accessory Dwelling Unit (ADU): A small living space located on the same lot as a single-family house.

Affordable For-Sale Housing: An owner-occupied dwelling with a monthly mortgage and property tax payment that equates to no more than 30% of household income.

Affordable Rental Housing: A dwelling that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30% of the household's monthly income. If income-restricted or government supported, U.S. Housing and Urban Development (HUD) income restrictions vary by family size.

Buildable Lands Inventory (BLI): An assessment of the capacity of land to accommodate forecasted housing and employment needs.

Buildable Residential Land: Includes land that is designated for residential development that is vacant and part-vacant and not constrained by existing buildings or environmental issues.

Cost Burdened: Defined by US Department of Housing and Urban Development (HUD) as households who spend over 30% of their income on housing.

Cottages: Small, single-level, detached units, often on their own lots and sometimes clustered around pockets of shared open space. A cottage is typically under 1,000 square feet in footprint.

Density: Defined by the number of housing units on one acre of land.

Development density: Expected number of dwelling units (per acre) based on current zoning designations.

Family: A group two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together.

High Density: Lots with the average density of 12+ dwelling units per acre. Best suited for multifamily housing such as apartments and condos.

Housing Unit (or Dwelling Unit): A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other person in the structure and there is direct access from the outside or common hall.

Household: Consists of all people that occupy a housing unit.

HUD: Acronym for US Department of Housing and Urban Development, the federal agency dedicated to strengthening and supporting the housing market.

Low Density: Lots with the average density of 3-4 dwelling units per acre. Best suited for family housing such as single-family detached homes.

Manufactured Housing: is a type of prefabricated home that is largely assembled of site and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet in size, usually with a permanent chassis to assure the initial and continued transportability of the home. The requirement to have a wheeled chassis permanently attached

differentiates "manufactured housing" from other types of prefabricated homes, such as modular homes.

Median Family Income (MFI): The median sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

Medium Density: Lots with the average density of 6-12 dwelling units per acre. Best suited for small lot housing such as single family attached, townhomes, plexes and cottages.

Middle Housing: Housing types that is generally attainable for households earning less than 120% of the area median income level. Typically includes plexes (2-4 units per structure), townhomes, apartments, accessory dwellings, cottage homes and manufactured homes.

Mixed Use: Characterized as two or more residential, commercial, cultural, institutional, and/or industrial uses into one combined building or building(s) on the same parcel of land.

Multi-Family Housing: Stacked flats in a single buildings or groups of buildings on a single lot with 5 or more units per structure. Parking is shared, and entrance to units is typically accessed through a shared lobby.

Part-vacant land: Unconstrained land that has some existing development but can be subdivided to allow for additional residential development.

Plexes and Apartments: Multiple units inside one structure on a single lot. Usually each unit has its own entry.

Seasonal dwellings: These units are intended by the owner to be occupied during only certain seasons of the year. They are not anyone's usual residence. A seasonal unit may be used in more than one season; for example, for both summer and winter sports. Published counts of seasonal units also include housing units held for occupancy by migratory farm workers. While not currently intended for year-round use, most seasonal units could be used year-round.

Residual Land Value: The amount a developer would typically be willing to pay for the land/site in order to build a specific real estate improvement based on underlying assumptions and market conditions.

Severely Cost Burdened: Defined US Department of Housing and Urban Development (HUD) as households who spend over 50% of their income on housing.

Single Family Attached: Residential structures comprised of two to four housing units with a shared wall that separates each unit. "Attached" duplexes require a single building permit for both dwelling units.

Single Family Detached: Free standing residential building, unattached, containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by not more than one family, not including manufactured and mobile homes.

Townhome (also known as duplexes, rowhouse, etc.): Attached housing units, each on a separate lot, and each with its own entry from a public or shared street or common area.

Vacant housing unit: A housing unit is vacant if no one is living in it at the time of enumeration unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

Vacant land: Vacant and part-vacant land identified within the local buildable land inventory that is not developed and unconstrained for future planned residential development.

SUMMARY

The demand for adequate, safe and affordably-priced housing continues to far outpace new housing production. This Walla Walla Regional Housing Action Plan provides a strategy for strengthening and enhancing the inventory of affordable housing and less expensive market-rate housing in southeast Washington. This growing region includes a network of small and medium historic cities, that are rich in agricultural, viticulture, and education.

This Plan highlights existing housing conditions and issues and forecasts future needs based on changing demographic and socio-economic conditions. Using feedback from a dedicated project advisory committee and stakeholder committee and survey input from over 400 citizens, this plan reflects current attitudes regarding housing priorities. While significant steps have already been taken by the cities of College Place, Dayton, Waitsburg and Walla Walla, this Plan lists new housing policies and actions that can be taken for each city to further enhance housing opportunities.

As shown in the following graphic, the Housing Action Plan will be used to inform future Comprehensive Plans, Capital Facilities Plans and Land Use Policies. The Plan also guides decisions regarding implementation strategies that can affect development regulations, infrastructure spending priorities, permitting procedures, fee structures and other housing actions.



Source: Washington Dept. of Commerce and BERK, 2020.

Highlights of the Walla Walla Regional Housing Action Plan

Walla Walla Regional Housing Survey (over 400 respondents) lists the **top 5 housing issues** as:

1. Housing Cost/Affordability
2. Inadequate Housing Availability
3. Homelessness
4. Range of Housing Types
5. Housing Quality

The top 5 Housing Actions recommended by survey respondents include:

1. Development Partnerships
2. Multifamily Tax Incentives
3. Grants for First time Homebuyers
4. Housing Rehabilitation Grants
5. Increase Residential Land Inventory

The Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand in the Region is likely to include 1,523 standard-lot single family detached homes; 1,104 small-lot detached homes; 732 townhomes/plexes; 894 multi-family units (includes some group quarters demand), and 443 affordable housing units (government supported), manufactured homes and/or ADUs.

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, nearly half of new construction that is planned to occur in College Place and Walla Walla would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

- **College Place UGA:** the projected 20-year housing need of 747 dwelling units is far greater than the potential UGA capacity of 345 units, even after accounting for recent code changes and assuming 60% of net new housing will need to be constructed on infill and redevelopment lands.
- **Walla Walla UGA:** the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units. However, the current amount of land zoned for multi-family structures appears to be inadequate to meet overall housing needs, even after assuming 55% of the net new housing will be constructed on infill and redevelopment lands.
It is recommended that the cities of College Place and Walla Walla continue to work with Walla Walla County and regional housing advocates to ensure that new housing density can be optimized within current UGAs, and new areas be identified for potential UGA expansion.
- **Waitsburg and Dayton UGAs:** the combined projected housing demand of 200 dwellings for these two small cities can be accommodated by their existing UGAs if adequate water and wastewater infrastructure is provided.

Additional policy actions and housing program considerations are provided in Section III.

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I. INTRODUCTION

PURPOSE

Communities across the state of Washington are facing unprecedented challenges with providing safe and affordable housing.¹ In response, the Washington state legislature passed a measure designed to encourage cities and counties to proactively work together to identify housing needs and implement local actions to preserve affordable housing and spur new housing development.

Within the Walla Walla Region, the Community Council facilitated a community-led study regarding regional housing issues, needs and local policy recommendations in a landmark report: *Affordable Housing Study (A report to the residents of Columbia and Walla Walla counties and the Milton-Freewater area)*, 2019. That report raised local awareness about issues pertaining to housing affordability and laid the foundation for advocacy around a number of recommendations to address the need for safe and affordable housing. The Affordable Housing study recommended the completion of a study on housing needs in the region and strategies for improvement; the cities of College Place, Dayton, Walla Walla, and Waitsburg applied for and were awarded a grant from the Washington State Department of Commerce to prepare this regional housing action plan.

A regional Housing Action Plan (HAP) is intended to examine housing affordability, access and structural diversity issues, as well as strategies and actions to be taken to create a more equitable housing environment. The HAP process includes a review of the region's comprehensive plans, policies, past actions, partnerships, and current regulations to determine

Housing Action Plans address the following questions:

- *Who lives and works here and what are their socioeconomic characteristics?*
 - *What types of housing are available?*
 - *Are there any groups of people who are not able to find housing that is safe, affordable, and meets their household needs?*
 - *How much housing, and what types of housing, are needed to meet current and future housing needs?*
 - *Is there sufficient buildable land capacity to accommodate this growth and housing diversity?*
 - *What local policies and actions can be taken to produce additional affordable and market rate housing?*
-

¹ Unless otherwise specified, "affordable housing" in this report is defined as government-supported housing that is income restricted as well as market-rate housing where residents pay no more than 30% of their income on housing costs (monthly rents or mortgage payments).

existing conditions of the housing ecosystem. Community input is obtained to identify and evaluate potential policy changes that can be implemented to increase production of affordable and market-rate housing.

At its core, the regional HAP identifies future housing needs to serve all economic segments of the community. Based on the 20-year growth target, the housing needs assessment identifies how many units of different types are needed to optimize housing affordability.

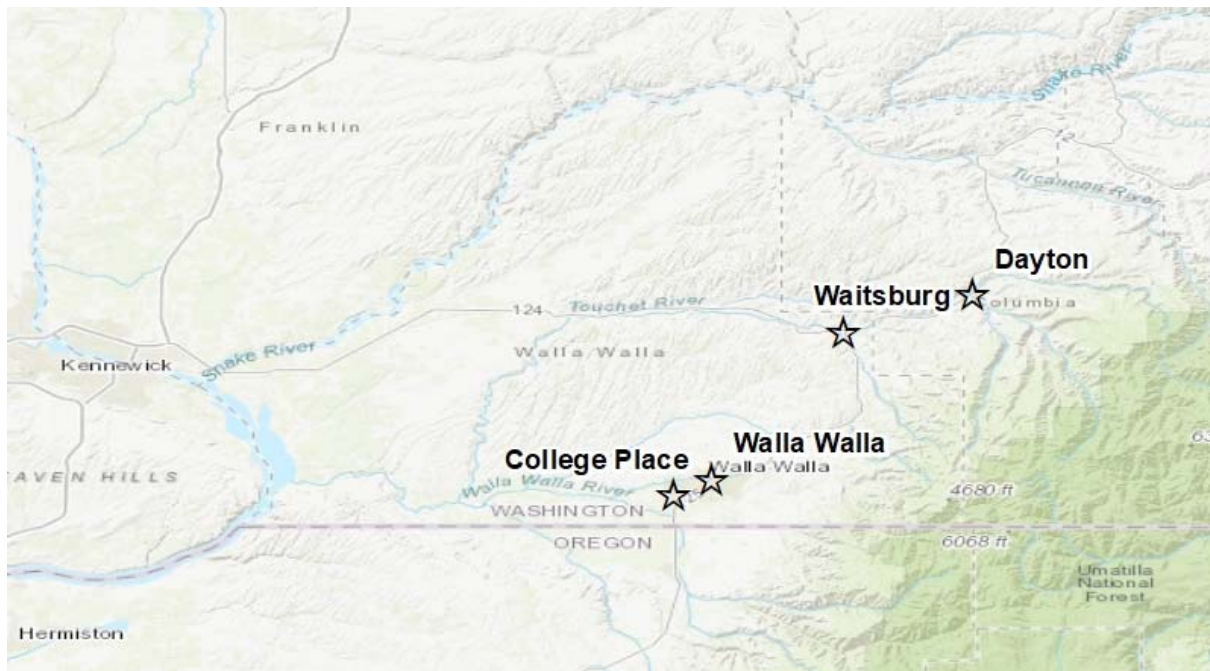
Based on Washington Department of Commerce grant funding guidelines, the focus of this study is on the existing urban growth areas (UGAs) surrounding the cities of Walla Walla, College Place, Dayton and Waitsburg. For purpose of this plan, these areas are collectively referred to as the Walla Walla Region.

REGIONAL CONTEXT

Because housing ecosystems are rarely contained within a single jurisdiction, regional analysis and coordination are necessary to understand market dynamics. For example, if safe and affordable housing is not sufficient in one community, residents are likely to search for housing in an adjacent jurisdiction rather than leave the region altogether.

The focus of this plan is on the Walla Walla Region, which includes the urban growth areas of Walla Walla, College Place, Dayton, and Waitsburg and the surrounding unincorporated areas of Walla Walla and Columbia counties (**Exhibit 1**). While the community of Milton-Freewater in Oregon is often included in the greater Walla Walla region, this analysis is limited to communities in Washington by dint of its focus on the Urban Growth Area structure laid out in Washington's Growth Management Act. The cities of College Place and Walla Walla currently function as the business and regional service center for this region. Each of the four cities provide a unique mix of housing opportunities, growth potential and community character.

Exhibit 1: Walla Walla Region



Recent Accomplishments

Prior to undertaking this work, communities within the Walla Walla Region have made strides in advancing affordable housing. Efforts completed to date include the following:

Regional Planning Coordination (Walla Walla, College Place, Waitsburg and Dayton)

- The cities of Walla Walla, College Place and Waitsburg have coordinated with Walla Walla County) to update their comprehensive plans with new growth forecasts and sections focused on housing policies.
- The city of Dayton has also coordinated with Columbia County and cities in Walla Walla County (through this planning effort) to evaluate their buildable land inventory.
- Community Council, a regional policy advocacy and education organization, convened civic, private and non-profit representation on the Affordable Housing Study Workgroup to identify housing issues and barriers to affordable housing, and to recommend policy strategies.

City of Walla Walla

- As mentioned above, the city of Walla Walla undertook a significant update of its comprehensive plan, with a new housing policy section that includes objectives aimed at expanding housing opportunities.
- 2018 Code Updates: this resulted in changes to local zoning that collapsed three single family residential zones into one zone called Neighborhood Residential. This new zone supports additional housing density in low density zone by allowing development of (up to) fourplexes on a single lot. The city also relaxed road access standards for short plats to permit private lanes to serve up to 9 dwelling units. Other changes included permitting multifamily units outright and removing the owner occupancy requirement for accessory dwelling units.
- Utility Rate Discounts: the city provides a program for providing water and sewer utility rate discounts to low-income citizens.
- The city is using Community Development Block Grant funds to provide micro-grants for property owners to complete home repair projects through a contract with the Blue Mountain Action Council.

City of College Place

- Recent Code Updates:
 - College Place created a new single-family residential zoning district and reduced minimum single-family residential lot sizes to 6,000 square feet.
 - The city increased flexibility in short plat standards.
 - Accessory dwelling units are now permitted in all residential zones.
 - Cottage and co-housing are now permitted in the Single-Family and Multi-Family Zoning Districts.
 - The City now permits dwelling units in commercial developments in both the Downtown Mixed-Use and General Commercial Zoning Districts
 - Three or more single-family dwelling units may be attached as townhomes or zero-lot line developments and the City may waive the minimum lot size and width requirement. Tiny Homes Permitted

- Tiny homes, also known as Park Model Recreation Vehicles, are now permitted for temporary or recreational use in mobile home and RV parks and may be approved for use as a dwelling unit subject to conditions.
- Manufactured homes, mobile homes, RV's, park models, tiny homes, and campers are now permitted for residential use in mobile home parks, manufactured housing communities, and manufactured/mobile home communities.
- Recreational Vehicles may now be used as a residence in RV and Mobile Home Parks subject to conditions.
- Dwelling Units of 600SF or less now qualify for reduced wastewater & water capital facility charges. This includes all categories of dwelling units.

City of Dayton

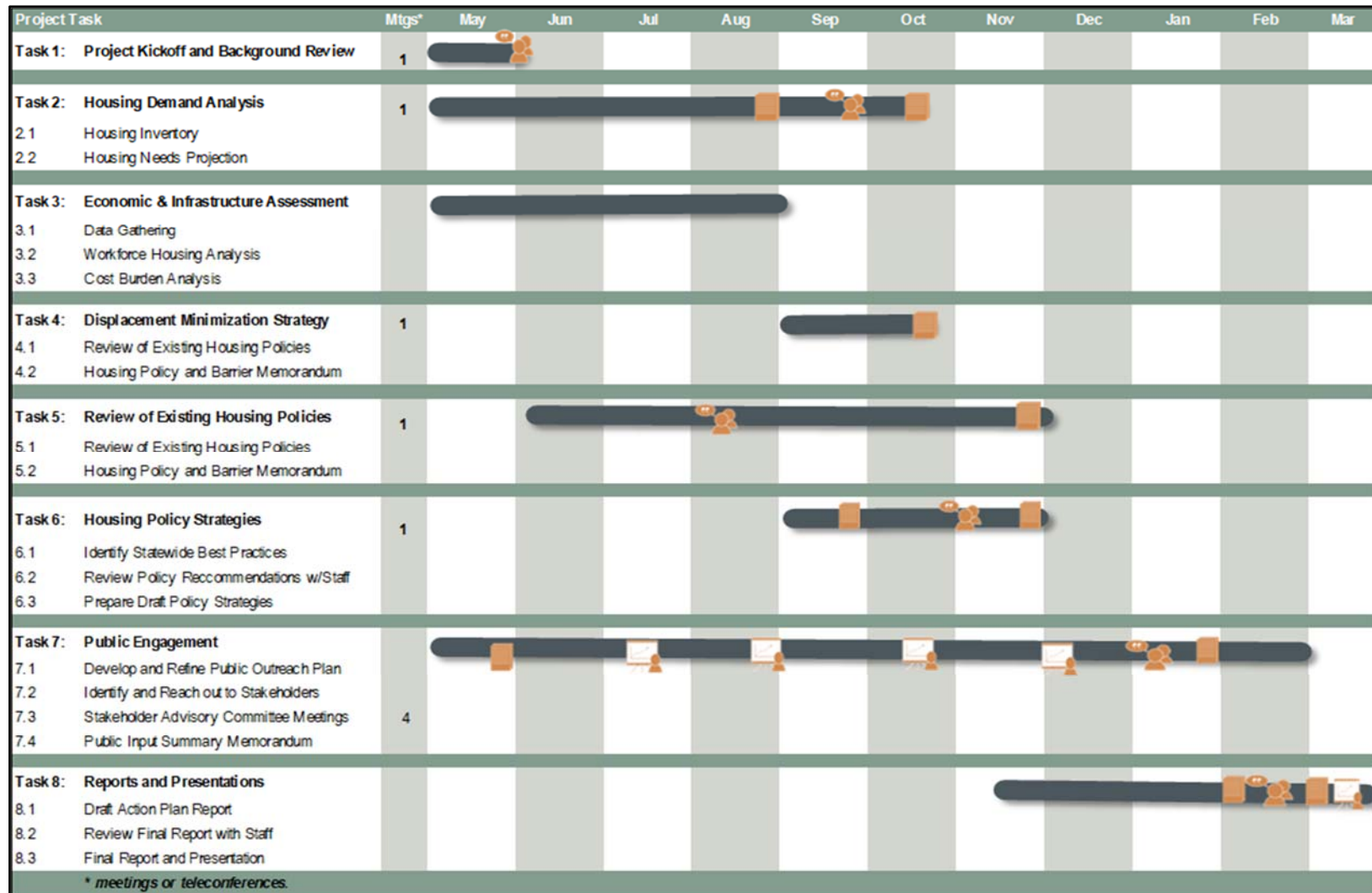
- In addition to mapping their buildable lands, the city revised its zoning code to increase future development potential by allowing plexes in and reducing setbacks in single family zones.
- The city has drafted an ordinance to streamline surplus property procedures.

APPROACH

The overall project approach/schedule is shown in **Exhibit 2**. Key steps taken to create this report include the following:

- Project coordination meetings: Interim findings were shared with the HAP Plan Advisory Team (PAT) and a Stakeholder Advisory Committee (SAC) made up of regional civic leaders.
- Housing trends and forecasts: the consultant team analyzed most recent available data from a mix of sources, such as the U.S. Census Bureau, American Community Survey, Washington Office of Financial Management to confirm the existing housing inventory, quantify market gaps in housing products, and to establish baseline housing demand forecast.
- Housing gentrification and displacement risk assessment: included analysis of the availability of naturally occurring affordable housing (non-government supported) as well as income-restricted government supported housing in context with local demographic and socio-economic data. Locations where the risk of housing displacement are relatively high were mapped for each community in the region.
- Review of existing housing policies and draft policy recommendations: this included a synthesis of the current housing policies for each community, and identification of potential housing policies and actions that can be taken to address issues identified the HAP.
- Community engagement: the HAP process included stakeholder interviews, PAT and TAC meetings and public surveys with the broader community to identify and evaluate housing issues and policy actions.

Exhibit 2: Project Approach



COMMUNITY ENGAGEMENT PROCESS

Public Engagement Plan and Groups Contacted

The Public Engagement Plan (provided in **Appendix A**) for this regional plan is consistent with local and state requirements and reflects best practices. In light of the global Covid-19 pandemic that was in-place during the planning process, the community outreach process utilized virtual video conference meetings/presentations and interactive surveys to evaluate housing affordability, availability and local policies. At the outset of the HAP, a draft Public Engagement Plan was developed and refined based on input from the Project Advisory Team. The engagement plan had four objectives:

1. To provide a forum to share, develop and refine useful information and data,
2. To ensure a shared understanding of current conditions, issues, concerns, and opportunities,
3. To provide avenues for the public, applicable committees, and supporting agencies to be involved,
4. To build support for eventual adoption and implementation.

Project Advisory Team (PAT) Meetings (4): PAT members were comprised of planning staff from the cities of Walla Walla, College Place, Waitsburg, and Dayton, and Walla Walla County and the consultant team. The PAT directed and reviewed the research, outreach, and work products in support of the Walla Walla Regional Housing Action Plan. The PAT met four times from May to November 2020

Stakeholder Advisory Committee Meetings (3): The Stakeholder Advisory Committee represented a range of informed and committed stakeholder interests. It included representatives of city and county agencies, direct service providers, and other public agencies, along with local property owners, residents, and community organizers. The Committee provided recommendations on key project issues and decisions, helped to shape housing policy options, guided stakeholder and community engagement strategies, and encouraged community members to participate in the planning process. The SAC met three times from July to November 2020.

Input regarding housing issues, goals and objectives

Two housing surveys were conducted during the HAP planning effort, with input from the PAT and the SAC. The initial Housing Policy Survey was distributed to local planners, developers and housing experts in the region. The survey focused on housing development issues, barriers and policy preferences. Survey respondents were asked to identify the most effective housing policies in their jurisdiction (city and county) and were asked to identify housing actions suggested within HB 1923.

The Housing Policy Survey received five responses. The top housing issues and policies identified for the Walla Walla region included:

- Overall need for additional construction of quality market-rate housing, additional vacant developable land, the need for less development regulations, and the need for new housing development incentives.
- Survey respondents supported local implementation actions regarding: use of cluster zoning (such as lot size averaging with reduced setbacks for new buildings), a shortened subdivision

approval process, clear and objective accessory dwelling unit standards, and increased categorical exemptions for multifamily developments.

Public Input

The second survey included an electronic Regional Housing Action Plan Survey that was also developed with input from the PAT and TAC and provided in both English and Spanish. The survey focused on the identification of community-defined housing issues, housing affordability perceptions, and barriers to renting or owning a home. Survey respondents were asked to identify actions local officials could take to address housing issues in their community. While the survey is not a statistical representation of all regional residents, the issues and perceptions provided by the respondents are generally consistent with other survey input received during the recent Walla Walla (city and county) Comprehensive Plan updates.

The English survey received 419 responses and the Spanish survey received 3 responses. Survey responses were primarily from residents living in the Walla Walla zip code 99362 (80%), the College Place zip code 99324 (11%), and the Dayton zip code 99328 (4%). Detailed survey results are included in **Appendix B** and are summarized below. While the survey is not considered statistically valid, it does provide a reliable indication of community perceptions regarding housing issues.

Top 5 Perceived Housing Issues

1 Housing Cost / Affordability

2 Inadequate Housing Availability

3 Homelessness

4 Range of Housing Types

5 Housing Quality

Top 5 Housing Actions

1 Development Partnerships

2 Multifamily Tax Incentives

3 Grants for First-time Homebuyers

4 Housing Rehabilitation Grants

5 Increase Residential Land Inventory

Top Barriers to Homeownership

Barriers to Home Ownership	Count	Percent
Limited Housing Supply	249	21.9%
Availability of Living Wage Jobs	290	25.5%
Affordability of Available Homes	371	32.6%
Programs for Homeowners	124	10.9%
Lack of Resources/Education on Home Ownership	63	5.5%
Other	40	3.5%
Total	1,137	100.0%

Top Barriers to Rental Housing

	Count	Percent
Low Vacancy Rates	298	30.0%
Lack of Affordable Rentals	351	35.3%
Strict Rental Requirements	196	19.7%
Confusing Rental Application Process	48	4.8%
Other	101	10.2%
Total	994	100.0%

II. HOUSING MARKET OVERVIEW

Housing demand is driven by a combination of population growth, household formations and regional economic activity. Population within the Walla Walla Region (includes the cities of Walla Walla, College Place, Dayton and Waitsburg) reached a record high of 47,695 year-round residents in 2019 (*according to the WA Office of Financial Management*).

Population within the Region has been increasing at an annual average rate of 0.68% between 2010-2018, which is three times faster than unincorporated Walla Walla County, but only half the statewide average (**Exhibit 3**).

Exhibit 3: Population Trends

Population Trends			
	2010	2018	AGR
Washington	6,561,297	7,294,336	1.33%
Columbia County	3,957	4,001	0.14%
Dayton	2,463	2,682	1.07%
Walla Walla County	57,585	60,236	0.56%
College Place	8,502	9,136	0.90%
Waitsburg	1,194	1,188	-0.06%
Walla Walla	31,177	32,731	0.61%
Walla Walla Region	43,336	45,737	0.68%
Unincorp. Walla Walla County	14,249	14,499	0.22%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B01003)

AGR: average annual growth rate.

Household income and housing price/rent levels are good indicators of housing attainability. Median household income in Walla Walla County (\$56,533) is currently well below the Washington average (\$70,116). However, overall income levels in Walla Walla County and the city of Walla Walla recorded a slightly faster growth rate than the state average between 2010 and 2018 (**Exhibit 4**).

Exhibit 4: Median Income Trends, 2010-2018

	2010	2018	AGR
Washington	\$57,244	\$70,116	2.6%
Walla Walla County	\$45,575	\$56,533	2.7%
College Place	\$40,137	\$47,525	2.1%
Dayton	\$39,861	\$44,524	1.4%
Waitsburg	\$45,568	\$48,403	0.8%
Walla Walla	\$39,397	\$48,678	2.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25119)

AGR: average annual growth rate.

To meet HUD guidelines for housing affordability, no more than 30% of income should be allocated to housing. Hence, middle-income families earning 80% to 120% of the median household income (MHI) should be able to afford monthly rents at \$1,131 to \$1,696; or homes priced between \$194,000

and \$291,000. If middle-income households pay more than this, they would be “cost burdened” to some degree. As indicated in **Exhibit 5**, using current statistics, affordable monthly housing cost for low-income families is as follows:

- Low Income, \$707 to \$1,131
- Very Low Income, \$424 to \$707
- Extremely Low Income, \$424 or less

Exhibit 5: Analysis of Attainable Housing Prices/Rents

Walla Walla County Median Household Income (2018)*		\$56,533
Market Segment by Income Level		Lower-end Upper-End
Upper (120% or more of MHI)		120%
Middle (80% to 120% of MHI)	80%	120%
Low (50% to 80% of MHI)	50%	80%
Very Low (30% to 50% of MHI)	30%	50%
Extremely Low (less than 30% of MHI)	30%	
Qualifying Income Level		Lower-range Upper-range
Upper (120% or more of MHI)	\$67,840	or more
Middle (80% to 120% of MHI)	\$45,226	\$67,840
Low (50% to 80% of MHI)	\$28,267	\$45,226
Very Low (30% to 50% of MHI)	\$16,960	\$28,267
Extremely Low (less than 30% of MHI)		\$16,960
Attainable Monthly Rent or Payment (@30% of income level)		Lower-range Upper-range
Upper (120% or more of MHI)	\$1,696	or more
Middle (80% to 120% of MHI)	\$1,131	\$1,696
Low (50% to 80% of MHI)	\$707	\$1,131
Very Low (30% to 50% of MHI)	\$424	\$707
Extremely Low (less than 30% of MHI)		\$397
Approximate Attainable Home Price**		Lower-range Upper-range
Upper (120% or more of MHI)	\$291,000	or more
Middle (80% to 120% of MHI)	\$194,000	\$291,000
Low (50% to 80% of MHI)	\$116,000	\$185,000
Very Low (30% to 50% of MHI)	\$69,000	\$116,000
Extremely Low (less than 30% of MHI)	n/a	n/a

Notes:

* based on current U.S. Census estimates of household income for Walla Walla County.

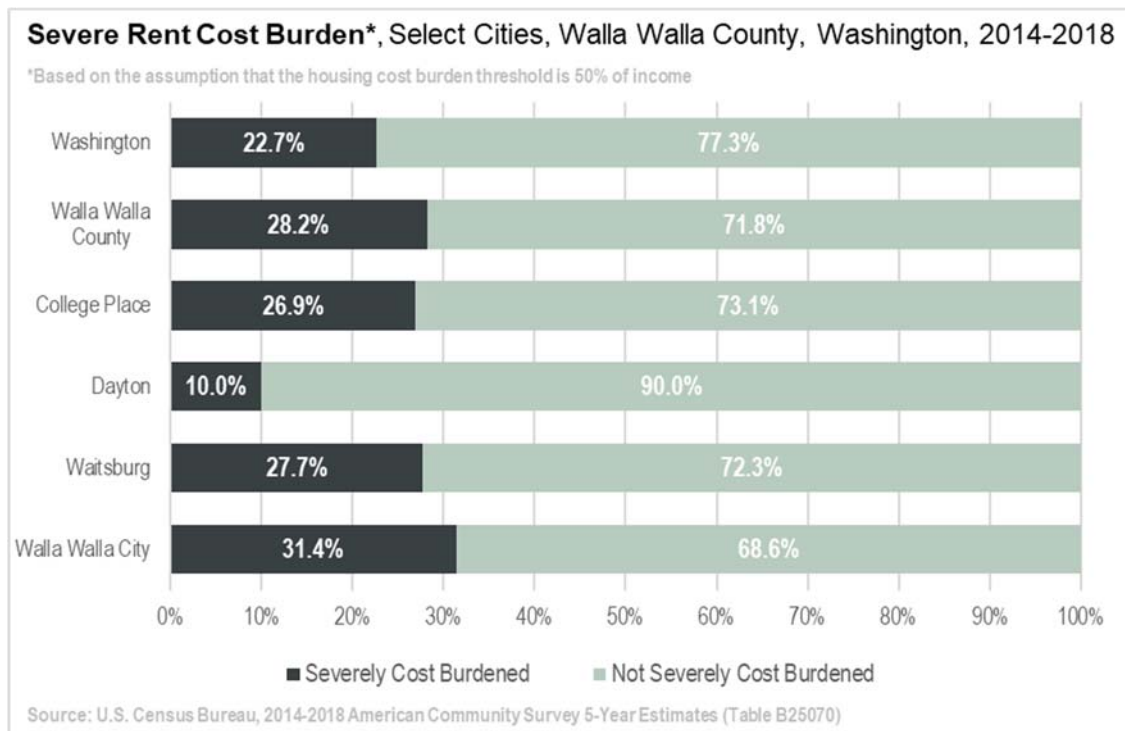
** assumes 5% down (zero down payment for low income purchasers) on 30-yr mortgage @ 3.6% interest; and 1.89% for taxes and insurance.

Source: analysis by FCS GROUP using U.S. Census, American Community Survey data.

According to the U.S. Housing and Urban Development (HUD), households are considered “cost burdened” if they pay over 30% of their gross income on housing and utilities. Households are “severely cost burdened” if they pay over 50% of their gross income on housing and utilities.

As of 2018, nearly 3 in 10 renters (28%) in Walla Walla County were severely cost burdened by housing expenses alone (**Exhibit 6**). If housing costs continue to rise faster than income levels, the share of severely cost burdened households will continue to increase.

Exhibit 6: Severe Housing Cost Burden by Locality



Measures of Economic Hardship

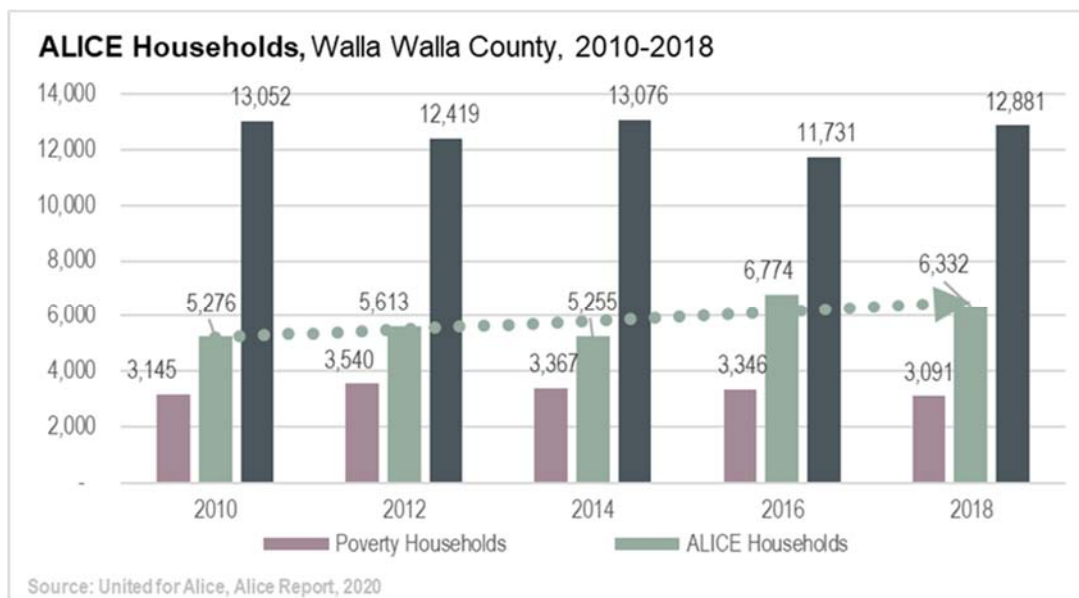
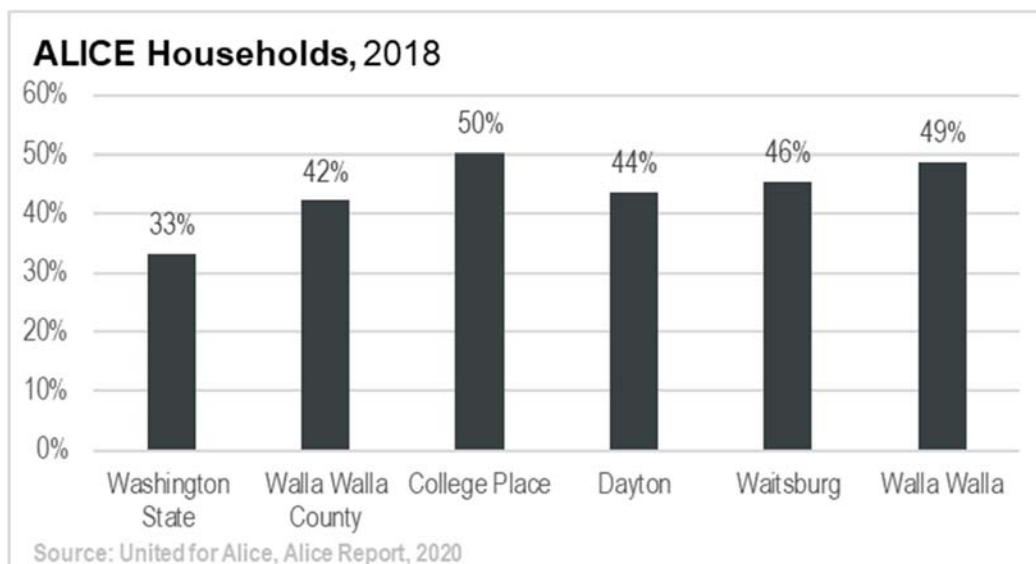
Like many rural communities across the U.S., an increasing share of households in the Region are experiencing economic hardship as the cost of living rises faster than income levels.

Since the War on Poverty began in 1965, the Federal Poverty Level (FPL) has provided a standard for determining the proportion of people living in poverty in the U.S. Despite the FPL's benefit of providing a nationally recognized income threshold for determining who is poor, its shortcomings include the fact that the FPL is not based on the current cost of basic household necessities, and except for Alaska and Hawaii, it is not adjusted to reflect cost of living differences across the U.S. In fact, federal poverty statistics indicate that the number of Walla Walla County households living in poverty decreased by 54 between 2010 and 2018.

In recognition of the short comings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called **ALICE (Asset Limited, Income Constrained, Employed)**. The ALICE methodology takes into account the total cost of household essentials – housing, child care, food, transportation, technology, and health care, plus taxes and a 10 percent contingency. ALICE data are calculated separately for each county, and for six different household types. For more information check out: <https://www.unitedforalice.org/methodology>

In 2018, 42% of the households in Walla Walla County were either in poverty or in the ALICE category, which is well above the Washington statewide average of 33%. Within the Walla Walla Region, the share of households in poverty and ALICE categories ranged from 44% in Dayton to 50% in College Place (**Exhibit 7**).

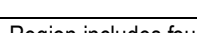
Exhibit 7: ALICE Household as Share of Total Households



Employment

Employment in the cities of the Walla Walla region has been on a steady upward trajectory since 2002, with an estimated 13,281 jobs in 2002 and 14,006 jobs in 2017 (latest available data) a 5.5% overall increase in that timeframe. Job gains varied by sector, with industries such as Transportation and Utilities, Industrial Trades, and Agriculture recording job losses, while Health Care, Services and Education sectors recording the most job gains during this time frame (**Exhibit 8**).

Exhibit 8: Employment Trends: 2002-2017

Segment	2002 - 2017 Job Growth	2002	2010	2017	Change
Agriculture, Forestry, Fishing and Hunting		230	184	150	(80)
Transportation, Communications & Utilities		700	509	427	(273)
Industrial Trades & Construction		1,978	1,642	1,594	(384)
Retail Trade		2,392	2,911	2,337	(55)
Other Services, Restaurants & Lodging		3,673	4,129	4,022	349
Educational Services		1,042	1,033	1,288	246
Health Care and Social Assistance		3,083	3,396	4,012	929
Public Administration		183	173	176	(7)
Total		13,281	13,977	14,006	725

Source: US Census Bureau, On the Map.com. Region includes four cities: Walla Walla, College Place, Waitsburg and

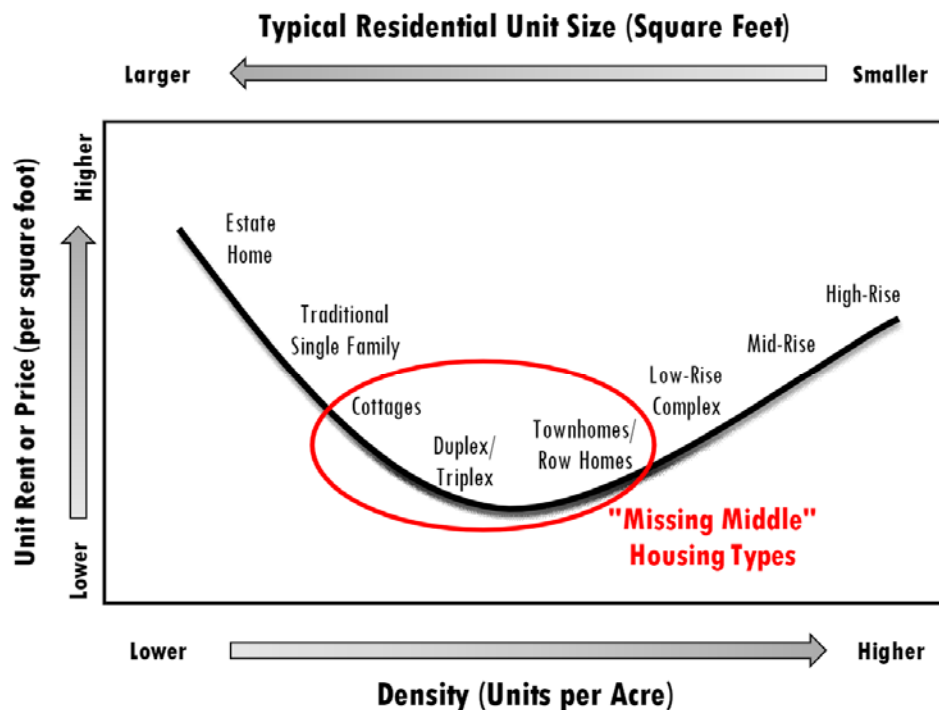
In that same timeframe in the Walla Walla MSA (Walla Walla and Columbia Counties) the civilian labor force increased by 1.9%, a figure well outpaced by job growth in the area according to the US Bureau of Labor Statistics. Unemployment in the area also dropped from 6.9% in 2002 to 4.9% in 2017.

HOUSING NEEDS FORECAST

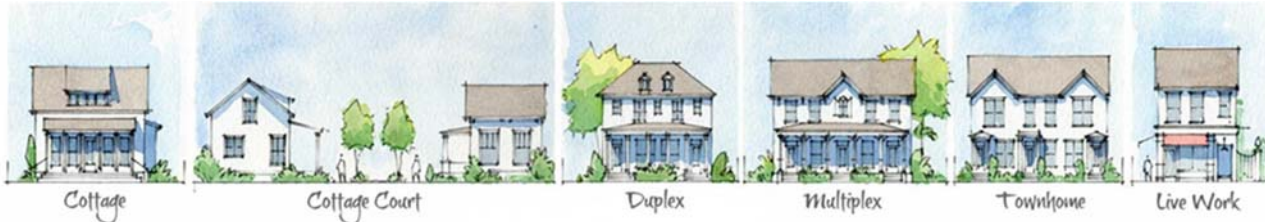
Representatives from public agencies have expressed concern over the lack of attainable and good quality housing for middle income families and local workers. To find attainable housing, some workers must travel long distances between their homes and their jobs to find attainable housing.

The Region would benefit from development of “middle income” housing types, such as apartments, duplexes, townhomes, cottages, manufactured homes and accessory dwelling units (ADUs). These housing types can be delivered at a lower cost and rent level per square foot than standard single family detached and mid-rise housing types (**Exhibit 9**).

Exhibit 9: Middle Housing Types



Source: Washington Department of Commerce Housing Memorandum (PNW Economics and LDC)



Housing Market Gaps

Low vacancy rates and rising home prices have resulted in deficiencies in the regional housing inventory that could largely be addressed by new housing construction. The regional *Community Council's Affordable Housing Study Report*, Summer 2019, found that median income levels in the City of Walla Walla and College Place would need to increase by at least \$5,400 to enable families to purchase a home at 2018 prices.

The housing affordability gap within the region does vary significantly by location. As shown in **Exhibit 10**, regional home prices are highest in College Place (\$281,000) and lowest in the cities of Dayton (\$152,000) and Waitsburg (\$230,000). As a result of this wide disparity in home prices, approximately 69% of the region's households could likely afford to buy a home in Dayton, but less than half of the households can afford to buy a median priced home in College Place.

Exhibit 10: Median Home Price Sales Trends & Affordability

	5/19/2019	5/20/2020	Change from prior year %	Min. Income Needed to purchase median priced home*	Share of Regional HHs that qualify based on income**
Washington	\$403,000	\$425,000	5.5%	\$83,332	
Columbia County	\$186,400	\$208,300	11.7%	\$40,842	63.1%
Dayton	\$149,000	\$152,000	2.0%	\$29,803	69.3%
Walla Walla County	\$268,000	\$273,000	1.9%	\$53,528	49.5%
College Place	\$276,000	\$281,000	1.8%	\$55,097	48.9%
Waitsburg	\$226,000	\$230,000	1.8%	\$45,097	60.4%
Walla Walla City	\$268,000	\$273,000	1.9%	\$53,528	49.5%

Source: Zillow, (6/1/2020), Compiled by FCS GROUP.

* Assumes 30-year mortgage, 3.6% interest, 1.89% property tax & insurance; 5%

** Assumes 30% of household income dedicated to payments.

The Region's housing gap is most prevalent for long-term rentals as well as less-expensive for sale housing. In other words, there is an inadequate supply of deed-restricted rental housing as well as high-quality market rate apartments and for-sale housing priced under \$300,000. Housing needs reflect an increase in demand for homes in the \$291,000 to \$300,000 price range, which are affordable to households earning around the median income.

As reflected in **Exhibit 11**, the lack of affordable rental housing (priced at \$707/month or lower) has resulted in 791 households living in higher-cost housing than they can afford, which leads to severe rent burdens. If we assume that 33% of the housing gap can be addressed by new policies that encourage near term housing construction, we expect the Region could absorb nearly 240 market rate rentals units and at least 261 deed-restricted rental units within 1 or 2 year (**Exhibit 11**).

Exhibit 11: Rental Housing Market Gaps, Walla Walla Region, 2017

Median Household Income Range	Lower-end	Upper-End	Renter Households Counted	Affordable Monthly Rent Costs *	Level of subsidy required	Estimated Rental Units Counted	Year 2017 Housing (Gap) or Surplus
Upper (120% or more of MFI)	\$67,840 or more		1,304	\$1,696 & Above	Zero	580	(400)
Middle (80% to 120% of MFI)	\$45,226	\$67,840	1,173	\$1,131-\$1,686	Zero	1,497	
Low (50% to 80% of MFI)	\$28,267	\$45,226	1,518	\$707-\$1,131	Low	2,709	1,191
Very Low (30% to 50% of MFI)	\$16,960	\$28,267	1,177	\$424-\$707	Medium	1,541	(791)
Extremely Low (less than 30% of MFI)	\$16,960 or less		1,830	Less than \$424	High	674	
Total			7,001			7,001	

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

* Calculated at 30% of Walla Walla County median family income based on HUD guidelines

Analysis of Pent-Up Rental Housing Demand, Walla Walla Region

Median Household Income Range	Renter Households in 2017	Rental Units in 2017	Housing (Gap)	Potential Capture Rate	Pent-up Housing Demand Capture
Upper (120% or more of MFI)	1,304	580	(724)	33%	239
Middle (80% to 120% of MFI)	1,173	1,497	324		
Low (50% to 80% of MFI)	1,518	2,709	1,191		
Very Low (Less than 50% of MFI)	3,006	2,215	(791)	33%	261

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

Regional Housing Need

The 20-year regional housing demand forecast takes into account a share of the current market gap for rental housing along (noted in the preceding section) plus the amount of housing required to address demand from the projected changes in population for cities and unincorporated areas of Walla Walla and Columbia counties. Population growth rates are consistent with the adopted comprehensive plans for Walla Walla County and the cities of College Place, Walla Walla, Dayton and Waitsburg.

These plans anticipate a population increase of approximately 9,668 year-round residents by 2040 within Walla Walla County. According to the Walla Walla County Comprehensive Plan, the vast majority of population (and housing) growth is expected to occur within the Walla Walla, College Place and Waitsburg urban areas. Unincorporated areas of the county are projected to add 2,802 people. Since that forecast also reflects unincorporated portions of UGAs for the cities, we expect the majority of new population growth to occur within future annexation areas of local cities.

To estimate urbanization requirements for the four-city region, this regional housing action plan assumes that 70% of the housing growth and 90% of the group quarters population growth within unincorporated Walla Walla County will occur within the UGAs of Walla Walla, College Place, and Waitsburg. As indicated in **Exhibit 12**, this allocation of county growth equates to approximately 107 group quarters residents and 657 dwelling units. A more detailed breakdown of this analysis can be found in **Appendix C**.

Exhibit 12: Projected Regional Housing Capture of Unincorp. Walla Walla County, 2020 to 2040

	Walla Walla County	Unicorp. Walla Walla County**	Regional Housing Capture of Unincorp. County %	Regional Housing Capture of Unincorp. County
Net New Population	9,668	2,802		
New Pop in Group Quarters*	773	119	90%	107
Population in Households	8,894	2,683		
Housing Need for Permanent Residents (dwellings)	3,601	865		
Seasonal & Vacancy Allowance (@9.4 %)	358	74		
Growth-related Housing Demand (dwelling units)	3,959	939	70%	657

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc. ** Includes unincorporated areas within urban growth areas of local cities.

The baseline housing demand forecast converts future population growth into housing needs. To address changing demographic and householder preferences, the baseline housing demand forecast also takes into account the following assumptions:

- Future population growth forecasts for each city within the Walla Walla Region will be consistent with adopted local comprehensive land use plan forecasts (extrapolated).
- The tenancy mix and rate of homeownership will increase slightly overtime to the Washington statewide average (63% owners and 37% renters). Note, this results in a modest increase in homeownership rates within the Region from 60% currently to 63% by year 2040.
- Housing needs reflect increasing demand for attainably-priced middle housing types consistent with 30% of household income allocated to rent or mortgage (principal and interest).

- The housing needs forecast assumes a moderate shift toward middle housing types, including townhomes, plexes, apartments, ADUs and manufactured housing.

Given these assumptions, the Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand in the Region is likely to include 1,523 standard-lot single family detached homes; 1,104 small-lot detached homes; 732 townhomes/plexes; 894 multi-family units (includes some group quarters demand), and 443 government-supported affordable housing units, manufactured homes and/or ADUs (**Exhibit 13**).

Exhibit 13: Walla Walla Region Housing Needs Forecast, 2020 to 2040

	Walla Walla City	College Place	Waitsburg	Dayton	Region Total
Projected Baseline Housing Demand	2,362	494	153	11 +	3,021
Plus Share of Housing Within Unincorp. UGAs	514	107	33	2 +	657
Plus Demand to Address 33% of Housing Gap	414	87			500
Total Housing Need	3,290	688	187	13 +	4,178
Plus Group Quarters Housing Units (@1.5 people per unit)*	420	88			762
Grand Total (units)	3,710	776	187	13 +	4,685
percent of total	79%	17%	4%	0.3%	100%

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc.

Projected Housing Need by Housing Type

Projected 2040 Housing Needs	Walla Walla UGA	College Place UGA	Waitsburg UGA	Dayton UGA	Walla Walla Region	Remainder of Walla Walla County
Housing Type						
Single-Family Detached						
Standard Lots	1,142	261	112	9 +	1,523	225
Small Lots, cottages, mfg. homes (lots)	899	205	-	-	1,104	-
Townhouses / Plexes (units)	556	155	19	1 +	732	-
Multi-family units (5+ units per structure)	816	78 +	-	-	894	-
Mobile homes/ADUs/other (units)	297 +	78 +	56 +	3 +	433	56 +
Total Dwelling Units	3,710	776	187	13 +	4,685	282

Projected Housing Need by Income Level

Family Income Level	Owner-Occupied	Renter-Occupied	Total	Dist. %	Attainable Housing Products
Upper (120% or more of MI)	2,361	260	2,621	56.0%	Single Family Lots
Upper Middle (80% to 120% of MI)	384	347	730	15.6%	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MI)	207	693	900	19.2%	Townhomes, Mfgd. Homes, Plexes, Apartments
Low (less than 50% of MI)	0	433	433	9.3%	ADUs, Govt. Assisted Apts.
Total	2,952	1,734	4,685	100.0%	

*Derived from Appendix A.

A more detailed analysis of group quarters housing demand indicates that the majority of this segment is likely to be supported by seniors that desire assisted living facilities, and to a lesser extent university students and special needs population segments (including inmates at the correctional center). As indicated in **Exhibit 14**, the senior housing segment is projected to account for about three quarters of the overall group quarters demand, with the need for almost 380 units of shared senior housing required by year 2040.

Exhibit 14: Projected Senior Housing Demand: Walla Walla Region

	Region Total within UGAs
Current Population	48,363
Proj. Net New Population within Region UGAs (@2.3 persons/HH)	8,485
Future Population year 2040	56,848
Population over Age 65	20%
Share of pop. over Age 65 in Nursing Homes	5.0%
Avg. Household Size within Nursing Homes	1.50
Proj. Net New Population in Nursing Homes	568
Proj. Senior Housing Need (dwelling units)	379

Source: population estimates and forecasts based on WA Office of Financial Management data; nursing home capture rates based on National Institute of Aging estimates, 2015.

Land Sufficiency Findings

According to the June 2019 Walla Walla County buildable land inventory and development capacity study, Walla Walla, College Place and Waitsburg UGAs had the potential to accommodate over 4,100 net new dwellings at full utilization (**Exhibit 15**). Note, the City of Dayton was included in a separate land capacity study for Columbia County.

Exhibit 15: Land Capacity Analysis (2019)

	Minimum Lot Size (SF)	Net Res. Land Inventory (acres)	Vacant percent	Under-developed percent	Net New Pop. Capacity	Net New Dwelling Capacity	Infill & redevelopment Dwellings	Dwellings on Vacant Land	% infill & redevelopment
Waitsburg					1,466	621	284	337	46%
R96 Suburban Residential	9,600	50.7	62%	38%	538	228	86	142	
Residential (incorporated)	10,000	92.7	49%	51%	875	371	189	182	
Flexible Comm./Res (Incorp.)	10,000	5.6	61%	39%	53	22	9	13	
College Place					588	249	139	110	56%
Multiple Family Residential	n/a	2.1			59	25	-	25	
R-60 Single Family Residential*	6,000	21.6	30%	70%	361	153	107	46	
R-72 Single Family Residential*	7,200	0.3			4	2	-	2	
R-96 Suburban Residential (incorp.)	9,600	6.3	58%	42%	67	28	12	16	
R-96 Suburban Residential (area 2B)**	9,600	39.8	75%	25%	425	180	46	134	
R-96 Suburban Residential (area 2C)	9,600	9.2	51%	49%	97	41	20	21	
Walla Walla City					7,641	3,238	1,632	1,606	50%
Multiple Family Residential	n/a	-			-	-			
R-60 Single Family Residential ***	6,000	-			-	-			
R-72 Single Family Residential ***	7,200	54.7	21%	79%	813	344	271	73	
R-96 Suburban Residential (incorp.)	9,600	569.0	51%	49%	6,116	2,592	1,260	1,332	
R-96 Suburban Residential (other)	9,600	60.8	67%	34%	712	302	101	201	

Source: Revised Land Capacity Analysis, Technical Memorandum, June 2019, the Watershed Company. Note, this analysis was completed prior to the City of Walla Walla creating a Neighborhood Residential zone to allow reduced lot sizes.

* After 2019, College Place combined zones R-60/R-72/R-75 into a one SF District zone and allows up to two dwellings per lot.

** Area 2B urban growth area expansion request was denied after 2020.

*** After 2019, Walla Walla changed code to allow 2-4 unit structures and ADUs in all single family zones.

In the years since the aforementioned land capacity analysis was conducted, the cities of Walla Walla and College Place amended their respective zoning codes to allow development of plexes (up to 4 units per structure) within their low density zones. The estimated residential land capacity for the Walla Walla Region assumes there will be a moderate increase in housing density on single family zones in the cities of College Place and Walla Walla, and reflects significant growth potential for the city of Dayton.

As indicated **Exhibit 16**, the Walla Walla Region is now be expected to accommodate nearly 5,058 dwelling units, including 4,611 dwellings with 1 to 4 units per structure, and approximately 447 multi-family dwellings with 5+ units per structure.

Exhibit 16: Regional Residential Land Capacity and Housing Need (2021)

	Infill & Dwellings redevelop- ment Dwellings	on Vacant Land	Total Dwelling Capacity	Projected 20-Year Housing Need	Net Housing Surplus or (Gap)
College Place	206	140	345	747	(402)
1 to 4 units per structure *	146	115	260	672	(412)
5 or more units per structure	60	25	85	75 +	10
Walla Walla City	2,054	1,686	3,740	3,570	170
1 to 4 units per structure *	1,714	1,686	3,400	2,785	615
5 or more units per structure **	340		340	785	(445)
Waitsburg	306	367	673	178	495
1 to 4 units per structure	298	353	651	124 +	527
5 or more units per structure	9	13	22	53	(31)
Dayton	100	200	300	12	288
1 to 4 units per structure ***	100 +	200 +	300 +	12 +	288 +
5 or more units per structure			-	-	-
Region Total	2,665	2,393	5,058	4,507	552
1 to 4 units per structure	2,257	2,354	4,611	3,593	1,018
5 or more units per structure	409	38	447	913	(466)

Findings are derived from prior tables and input provided by project advisory and stakeholder committees, Washington Dept. of Commerce staff, and the following notations.

** Assumptions for College Place and Walla Walla take into account recent code changes; assumes 5% of the land zoned for single family will be utilized by plexes or ADUs.*

*** Multi-family capacity analysis (5+ units per structure) for Walla Walla reflects current development applications.*

**** Dayton capacity analysis derived from City of Dayton Buildable Land Inventory maps.*

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, the analysis cited above indicates that nearly half of new construction would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

College Place UGA: the projected 20-year housing need of 747 dwelling units is far greater than the potential UGA capacity of 345 units, even after accounting for recent code changes and assuming 60% of net new housing will need to be constructed on infill and redevelopment lands.

Walla Walla UGA: the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units. However, the current amount of land zoned for multi-family structures may be inadequate to meet overall housing needs, even after assuming 55% of

the net new housing will be constructed on infill and redevelopment lands (including residential and commercial housing zones).

During the next round of local comprehensive land use plan updates, it is recommended that the cities of College Place and Walla Walla continue to work with Walla Walla County and regional housing advocates to ensure that new housing density can be optimized within current UGAs, and new areas be identified for potential UGA expansion.

Waitsburg and Dayton UGAs: the combined projected housing demand of 200 dwellings for these two small cities can be accommodated by their existing UGAs if adequate water and wastewater infrastructure is provided.

Additional policy actions and housing program considerations are provided in the next section.

III. HOUSING POLICY, PROGRAMS & ACTIONS

The Walla Walla Region is facing unprecedented challenges to its ability to provide safe and affordable housing. Like many areas across the USA, housing costs are rising faster than income levels and there is a limited supply of skilled workers, inadequate supply of developable lots, and restrictions attributed to development regulations.² Local policies and actions aimed at reducing barriers to new construction can help. It is more important than ever for local jurisdictions to work together with public, private and non-profit developers, homeowners and land trusts to identify lasting solutions.

This section identifies potential code changes, affordable housing programs, and strategies to mitigate housing displacement for the most vulnerable population segments. A summary of strategies that can increase the housing supply is provided in **Exhibit 17**.

STRATEGIES TO INCREASE HOUSING SUPPLY

Code-Related Policies

In general, development regulations need to be clear and objective, and less restrictive code requirements can lower development costs and lead to a greater variety of housing types. In the Walla Walla Region, the need for code amendments varies by city. While Walla Walla and College Place have already implemented many of the state recommendations regarding increased flexibility in the types of housing allowed in low-density zones, Dayton and Waitsburg may benefit from additional code updates.

It is recommended that cities within the region consider reducing or eliminating minimum lot size requirements and removing parking and owner occupancy requirements for accessory dwelling units. All cities can strive to improve the efficiency of their permitting process.

² American Planning Association. "APA Policy Guide on Housing" (2019). Guide available at <https://www.planning.org/publications/document/9178529/>

Some code-related best practices include the following:

1. Single Family Zones
 - Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences to allow developers to incorporate natural features into their site plans and minor partitions.
2. Accessory Dwelling Units
 - Remove owner occupancy requirements related to accessory dwelling units.³
 - Remove minimum residential parking requirements related to accessory dwelling units.⁴
3. Middle Housing Types
 - Ensure that local zoning ordinances do not unduly hinder the functioning and placement of manufactured homes.
 - Ensure local zoning ordinances specifically allow slightly used manufactured homes.
 - Reduce the minimum lot size for duplex and multifamily developments to 7,500 square feet or less or eliminate minimum lot size requirements to promote the development of greater diversity of housing types.
 - Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a streamlined and more efficient permit process to attract interest from developers.⁵

Development Incentive Programs

To better understand the feasibility of developing multifamily apartments in the Region, FCS Group conducted a supplemental analysis of two prototypical multifamily developments (garden apartments and flats) in the city of Walla Walla, which is summarized in **Appendix D**. The analysis evaluated financial feasibility from the perspectives of either a for-profit or a non-profit developer. Key conclusions from the financial analysis are:

- The current housing market is strong enough to attract for-profit developers
- Garden apartments are viable without incentives
- Market rate flats over parking will likely require some form of development incentive (see list below)
- Income-restricted affordable housing developments and mixed-income housing by a for-profit developer, will also require incentives to be market feasible, such as:
 - 12-year tax abatement (for affordable housing element)

³ RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>

⁴ RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>

⁵ RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>.

- Impact fee reduction (e.g. lower utility connection charges) for deed restricted affordable housing elements.
 - Land write-down
 - Parking reductions
 - The use of a non-profit developer for a 100% affordable development could make the development “pencil” with fewer incentives than would be required with a for-profit developer.
- There are specific strategies that can be considered to increase the production of affordable housing and to reduce the cost of owning or renting a home:

1. Incentives for affordable housing:
 - Multifamily Tax Exemption (applies to City of Walla Walla only) is currently allowed for cities with over 15,000 people and is now a policy that applies in downtown Walla Walla. This program includes an 8 or 12-year property tax exemption based on the value of improvements for 4+ housing units, depending on the share of units that are to be set aside for low-income families. This program is designed to promote needed housing development in targeted areas of the urban core by directly addressing the financial feasibility gap.
 - It is recommended that Walla Walla consider expanding this program by including areas outside downtown that have proximity to public transit and community services.
 - Consider allowing bonus density increases for any deed-restricted affordable housing development, including single-family or multifamily residences located on real property owned or controlled by a religious organization.⁶
2. Incentives for home ownership:
 - Enhance and promote existing programs that supply down payment assistance and application support a matching grant program for first-time homebuyers.

Other Actions that can help lower development costs and housing costs

1. **Sponsor Construction-related Workforce Training:** Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Each city in the region can work with higher and secondary educational institutions to take advantage of sector-based partnerships. Construction-related training and volunteer programs (such as Habitat for Humanity) that deliver housing improve the supply of low-income housing and improve skills for workers. The goal is to create programs that offer training/apprenticeships and future job opportunities that improve the quality of jobs in the area.
2. **Pursue Public/Private Developments:** Cities and county governments can leverage private or non-profit development of under-utilized public lands. Typically formulated as private

⁶ 2019-2020 Housing Laws. Washington State Department of Commerce.
<https://deptofcommerce.app.box.com/s/uvqd9297a8tisplk0jjulwe97fmr66px>

construction of housing and/or commercial space on public land public/private partnerships can lead generate both market rate and affordable housing in the region.

3. **Support Development of a Community Land Trust:** Community land trusts create additional affordable home ownership opportunities by removing land from the costs of real estate. In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Developments that are constructed on land trust parcels tend to have more stable housing values, which are somewhat insulated from the overall real estate market and reflective of the local cost of living.

Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households. Right of first offer places very minimal requirements on property owners. Notice would be sent that a property will be for sale and either the trust or the owner sets and offer price depending on the program framework.

DISPLACEMENT MINIMIZATION STRATEGIES

Many of the policy measures and programs listed above will help increase the housing supply while enhancing housing affordability. Additional measures are needed to address displacement that tends to occur with major redevelopment. Displacement occurs when households or businesses are involuntarily forced out of an area due to increasing housing prices/property taxes or due to economic and demographic changes that alter the neighborhood's character. Gentrification, a well-documented housing issue since the 1960s, has traditionally been associated with urban cores, but rural gentrification is now an issue in light of the ever-expanding digital workforce and access to goods online.

Gentrification typically occurs in areas with relatively low property values and nearby amenities. As demand in the region grows, areas with relatively low rents/home values and/or areas perceived as having lower-quality housing become more attractive and profitable for redevelopment. Some housing experts expect that the recent global pandemic will only increase gentrification in smaller communities.

Findings for Walla Walla Region

Vulnerability is calculated using factors closely associated with an increased probability of redevelopment coupled with the evaluation of local demographic conditions. US Census data depicting housing tenure, poverty rates, educational attainment, median home value, median gross rent, and race/ethnicity are considered in order to identify specific Census Block Groups that may be most vulnerable to displacement. While Walla Walla was the only city in the region with vulnerability on five out of six data variables, each jurisdiction in the region contains populations vulnerable to displacement. Please refer to the detailed analysis provided in **Appendix E**.

Strategies to Address Physical Displacement

- Require a displacement impact assessment to be provided by the applicant for major redevelopment projects. An impact assessment is a method of tracking how many net new housing units are being developed in a specific location after accounting for existing housing units (and households) that are likely to be displaced.

- Partner with groups offering weatherization and energy efficiency services for low-income homeowners and seniors.

Strategies to Address Economic Displacement

Strategies to improve housing outcomes for economically vulnerable populations and seniors:

- Support programs that provide emergency rental assistance for families facing eviction and/or homelessness due to temporary economic hardship.
- Consider adoption of a resolution to extend the notice period for no-cause evictions to 60 days for landlords with five or more units to allow renters additional time to plan, contact services, and hopefully relocate without a disruption in adequate housing.
- Consider new policies that preserve existing manufactured housing parks, including a new manufactured housing park zone classification.
- Address the causes of homelessness by working with local agencies and non-profits that provide direct services to this community.⁷
- Encourage the development and retrofitting of housing for seniors and people living with disabilities that is physically accessible and adheres to Universal Design Principles.⁸

Strategies to Address Cultural Displacement

Locating rental opportunities and completing multiple applications with individual documentation requirements and fees is often listed as a major barrier to obtaining adequate housing. This is particularly true for families facing unforeseeable displacement and possible homelessness and is compounded in rural areas often overlooked by statewide databases and national tenant resource websites. As regional population grows and rents increase, local government agencies can become more directly involved in the rental market and application process. As with other recommendations, this involvement exists on a spectrum depending on the severity of housing issues and the success of initial programs.

Strategies to Streamline Rental Application Process

A registration program would create a consolidated database of available government-supported affordable housing units in the region, along with cost estimates. Cities like Seattle have instituted a Rent Registration and Inspection Ordinance (RIIO)⁹ that requires all rental

⁷ Walla Walla Comprehensive Plan Update. (2018). City of Walla Walla.
<https://www.wallawallawa.gov/home/showdocument?id=854>.

⁸ Universal Design in Housing. (2006). The Center for Universal Design.
https://projects.ncsu.edu/ncsu/design/cud/pubs_p/docs/UDinHousing.pdf.

⁹ City of Seattle, Rental Registration and Inspection Ordinance, accessed March 25, 2021 via
<https://www.seattle.gov/sdci/codes/licensing-and-registration/rental-registration-and-inspection-ordinance>

properties to register with the City and demonstrate adequate habitability. A similar database could also serve as a resource for families searching for housing.

Searchable databases of available rentals in the region could also be linked to websites providing tenant information on applications and screening. A small fee per unit could be established to fund the program, which could include a streamlined application process.

The King County Housing Authority website¹⁰ contains housing listings for various government subsidized apartments at different eligibility requirements and market rate housing at different price points. Market rate housing listings are included by linking to Apartments.com, which appears to have a streamlined tenant screening and application process. While not a requirement, inclusion of Apartments.com serves as a powerful incentive for local landlords to list their apartments on the website.¹¹ New York City has created a similar searchable database called NYC Housing Search¹² and a streamlined application process for all available government subsidized housing, called NYC Connect.¹³

A streamlined and affordable mechanism for locating available housing in the region would mitigate the impacts of displacement by aiding families in locating alternative housing within their existing community. Partnering with housing groups in the area could help mitigate initial program costs. For example, Tenants Union of Washington State has a variety of resources online regarding the screening process and fees.¹⁴

Land Supply Strategies

In active collaboration with the cities of Walla Walla, College Place, and Waitsburg, work with Walla Walla County to review and update the 1993 Countywide Planning Policies to actively promote the development of new affordable housing opportunities. This may include, but is not limited to:

- a. Updating the methodology for more realistically determining the development capacity of existing lands.

¹⁰ King County Housing Authority Apartment Search Resource <https://www.kcha.org/>

¹¹ Online Rental Application for Apartments.com: https://www.apartments.com/rental-manager/features/online-rental-applications?gclid=Cj0KCQjwo-aCBhC-ARIsAAkNQiuOFW_vSyyGBrtVpNem93vueHCgD_FTlwTVBQYigk6flvC50vJQ2w0aAkFpEALw_wcB&gclsrc=aw.ds

¹² New York City Housing Search database: <https://www.nyhousingsearch.gov/index.html>

¹³ New York City Housing Connect centralized government housing application process and fee schedule: <https://www1.nyc.gov/site/hpd/services-and-information/housing-connect-rentals.page>

¹⁴ Tenants Union of Washington State, Tenant Screening Information Hub: <https://tenantsunion.org/rights/tenant-screening>

- b. Exempting the new construction of affordable housing on publicly owned land from the assessment of the need for new housing.
- c. Increase the percentage of projected new growth allocated to the cities of Walla Walla and College Place.
- d. Increasing the market factor to allow for the addition of land to urban growth areas based on a finding that there is a critical shortage of affordable housing.
- e. Authorizing further increases in the market factor to support specific strategies to increase the construction of new multi-family housing in cities. This may include affordable housing “bonuses”.
- f. Monitoring new residential development and providing for more frequent updates of the Countywide Planning Policies.
- g. Ensuring that there is an adequate supply of new commercial development to serve new residential development.
- h. Supporting the cost-effective planning, construction, and use of public infrastructure to serve new residential development.

It is recommended that Walla Walla County, in active collaboration with the cities of Walla Walla, College Place, and Waitsburg, inventory and assess publicly owned lands in urban growth areas as sites suitable for the construction of affordable housing.

Exhibit 17: Housing Action Plan Policy Recommendations*
City of Walla Walla Implementation Approach

FOCUS AREA	POLICY/ACTION	DETAILS	CITIES	TIMELINE	LEAD DEPT.	ASSISTING DEPT. OR ORG.	APPLICABLE TO WALLA WALLA
Code Changes	Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences. (RCW 36.70A.600)	Allows developers to navigate around natural features and reduces development costs. May be most appropriate for large subdivisions or planned urban developments.	College Place, Dayton, Waitsburg				N/A
Code Changes	Allow for the division or redivision of land into the maximum number of lots through the short subdivision process. (RCW 36.70A.600)	"The legislative authority of any county planning under RCW 36.70A.040 that has adopted a comprehensive plan and development regulations in compliance with chapter 36.70A RCW may by ordinance increase the number of lots, tracts, or parcels to be regulated as short subdivisions to a maximum of nine in any urban growth area" (RCW 58.17.020 Definitions)	Dayton, Waitsburg				N/A
Code Changes	Adopt increase in categorical exemptions for residential or mixed-use development. (RCW 36.70A.600)	Categorically exempts government action related to development proposed to fill in an urban growth area, designated according to RCW 36.70A.110, where current density and intensity of use in the area is roughly equal to or lower than called for in the goals and policies of the applicable comprehensive plan. (RCW 43.21C.229)	ALL	Near term (1-2 years)	Develop. Services	Public Works Support Services WW Planning Commission WW City Council	

Code Changes	Authorize at least one duplex, triplex, quadplex, six-plex, stacked flat, townhouse, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel. (RCW 36.70A.600)	Creates more housing options.	All cities in the region allow duplexes in single family zones; College Place and Walla Walla allow up to 4-units			N/A
Code Changes	Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city. (RCW 36.70A.600)	For purposes of this subsection, the calculation of net density does not include the square footage of areas that are otherwise prohibited from development, such as critical areas, the area of buffers around critical areas, and the area of roads and similar features	ALL	Near term (1-2 years)	Develop. Services	Public Works Fire Dept. Support Services WW Planning Commission WW City Council
Code Changes	Remove minimum residential parking requirements related to accessory dwelling units. (RCW 36.70A.600)	Reduces barriers to ADU development.	ALL	Near term (1-2 years)	Develop. Services	Public Works Fire Dept. Support Services WW Planning Commission WW City Council
Code Changes	Remove owner occupancy requirements related to accessory dwelling units (RCW 36.70A.600)	Creates more flexibility for owners who may wish to rent their ADU. Provides additional rental housing.	Dayton, Waitsburg			N/A

Code Changes	Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a more efficient permit process for customers (RCW <u>36.70A.600</u>)	Streamlining can generate development interest.	ALL	Near term (1-3 years)	Develop. Services	Public Works Fire Dept.
Code Changes	Reduce the minimum lot size for duplexes and multifamily development to 7,500 square feet or less or eliminate minimum lot size requirements.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Waitsburg			N/A
Code Changes	Reduce the required minimum lot area for new platted lots to 7,500 square feet or less or eliminate minimum lot size requirements.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Waitsburg			N/A
Code Changes	Remove "are compatible with the neighborhood characteristic" from the definition of Neighborhood Residential or clearly define how to achieve this in the code.	Best practices support using terms that are clearly defined. "Neighborhood character" may be interpreted in many different ways.	Walla Walla	Near term (1-2 years)	Develop. Services	WW Planning Commission WW City Council
Code Changes	Reduce the minimum lot size for multifamily development from 3,600 square feet per unit to less than 2,000 square feet per unit.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Dayton			N/A
Code Changes	Remove guest parking space requirements for multifamily dwelling units.	Reduces barriers to the development of multifamily housing.	Waitsburg			N/A
Code Changes	Remove conditional use permit requirements for manufactured homes.	This creates an additional cost burden for a type of home that is valued for its affordability.	Waitsburg			N/A

Anti-Displacement	Integrate displacement into the analysis and review of potential policies, programs, and development applications by creating a standardized assessment of potentially unintended consequences upfront and enforcing reasonable mitigation efforts directly connected to the proposal.	An impact assessment tracks how many affordable units are being developed and at the cost of how many existing units. The assessment can be conducted by the applicant or city staff.	ALL	Long-term (5-7 years)	Develop. Services	Support Services (CDBG) WW Planning Commission WW City Council Community Council
Anti-Displacement	Create a rental registration program to track available units in the region and rental costs. (Affordable Housing Report)	This program would work to improve access to rental information and reduce the burden of multiple applications, fees, and credit checks.	Regional Effort	Long-term (5-7 years)	Support Services	Develop. Services WW Planning Commission Private Sector (landlords) Housing Providers Community Council
Anti-Displacement	Extend the notice period for no cause evictions to 60 days for landlords with five or more units.	Provides renters with time to plan, contact services, and relocate.	ALL	Mid-term (3-5 years)	Support Services	Housing Providers Private Sector CA Office WW City Council
Anti-Displacement	Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers.	Washington offers the Home Advantage Needs Based Downpayment Assistance Loan Program to eligible homebuyers.	ALL	Near term (1-2 years)	Support Services (CDBG)	Common Roots

Anti-Displacement	Identify job training partnerships to foster local opportunities and prosperity through improved workforce development initiatives.	Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Focus on both higher and secondary educational institutions in the region to take advantage of sector-based partnerships. Construction based partnerships in particular are likely to improve the supply of low-income housing.	ALL	Long-term (5-7 Years)	Support Services	Develop. Services Colleges/ Universities Private Sector
Anti-Displacement	As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented.	Promotes equitable housing practices.	ALL	On-going	Develop. Services	Support Services
Anti-Displacement Affordable Housing	Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship.	Many state and county programs offer emergency rental assistance.	ALL	On-going	Support Services	BMAC WW County Dept. of Comm. Health
Anti-Displacement Affordable Housing	Identify and acquire sites suitable for affordable housing.	Cities can work with state agencies and an community land trust to identify "surplus property" and acquire tax lots in foreclosure. Sites should be evaluated based on cost, density, environmental quality, access to transportation, community services, and housing types that can be produced.	ALL	Long-term (5-7 years)	Support Services	WW City Council Common Roots
Anti-Displacement Affordable Housing	Establish a community land trust to create additional affordable home ownership opportunities.	In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Thus, creating additional affordable opportunities for homebuyers by removing land from the cost of real estate.	College Place, Dayton, Waitsburg			N/A

Anti-Displacement	Create a right of first offer/refusal program for the community land trust.	Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households.	ALL	Long-term (5-7 years)	Support Services	CA Office WW City Council Common Roots
Anti-Displacement Energy Efficiency	Partner with groups offering weatherization and energy efficiency services.	Weatherization and energy efficiency services can reduce housing costs, increasing the affordability of owning a home.	College Place, Dayton, Waitsburg			N/A
Affordable Housing	Work with the state to identify opportunities for affordable housing on public land.	Washington state (through RCW 43.63A.510 and RCW 39.33.015) directs specific state agencies to inventory under-utilized or surplus state-owned land, which can be used to develop housing for low- and very-low-income households.	ALL	Mid-term (3-5 years)	Support Services	State agencies CA Office
Affordable Housing	Multifamily tax exemption	Promotes the development of multifamily housing.	Walla Walla	Near term (1-2 years)	Support Services	Develop. Services
Affordable Housing	Local community land trust	Support the development of a local community land trust	ALL	On-going	Support Services	Common Roots
Energy Efficiency	Encourage residential development that conserves water, reduces energy use, and uses sustainable materials.	Energy efficiency services can reduce housing costs and sustainable materials reduce the home's environmental impact.	ALL	Mid-term (3-5 years)	Develop. Services	State Building Code Council
Accessibility and Seniors	Encourage the development and retrofitting of housing for seniors and people living with disabilities that is physically accessible and adheres to Universal Design Principles.	Accessible homes provide seniors and people living with disabilities independence.	ALL	On-going	Develop. Services	Fire Dept. Public Works

Accessibility and Seniors	Allow for housing types and designs that allow seniors to age in place.	Neighborhoods with diverse housing types allow seniors to age in place by remaining in their home or moving to a smaller home in the same neighborhood.	ALL				N/A – permitted in WW
Homelessness	Address the causes of homelessness by working with local agencies and non-profits that provide services to this community (Walla Walla City policy 1.2)	Example policy that addresses underlying causes of homelessness.	Waitsburg, Dayton				N/A
Homelessness	Allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization. (2019-2020 Housing Laws)	Provides a density bonus for affordable housing on religious organizations' land.	ALL	Mid-term (3-5 years)	Develop. Services	Support Services Public Works Fire Dept. WW Planning Commission WW City Council	
Land Supply	Walla Walla County, in active collaboration with the cities of Walla Walla, College Place, and Waitsburg review and update the Countywide Planning Policies to address the methodology for buildable lands, population allocation, and other strategies to support housing development.	Housing needs assessment identified potential concern that over 50% of the housing capacity available in the cities of College Place and Walla Walla are redevelopable lands and is that a reasonable assumption.	College Place, Waitsburg, and Walla Walla	Near term (1-2 years)	Develop. Services	Support Services WW Planning Commission WW County WW City Council	

* In this table, the term “affordable housing” refers to income-restricted housing units.

Sources:

RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>.

Affordable Housing Community Council Report. (2019). Community Council. https://res.cloudinary.com/dpmykpsih/image/upload/ww-community-council-site-354/media/1125/affordable-housing-study-report_2019.pdf.

Walla Walla Comprehensive Plan Update. (2018). City of Walla Walla. <https://www.wallawallawa.gov/home/showdocument?id=854>.

2019-2020 Housing Laws. Washington State Department of Commerce. <https://deptofcommerce.app.box.com/s/uvqd9297a8tisplk0jjulwe97fnr66px>

APPENDIX A: PUBLIC OUTREACH PLAN

Walla Walla Regional Housing Action Plan

Public Outreach Plan

August 2020

1. Overview: FCS GROUP and Fregonese Associates will assist local staff in executing a public outreach strategy that is consistent with local and state requirements and best practices. The outreach process will:
 - Assist local communities of College Place, Walla Walla, Dayton and Waitsburg with identifying current and future housing needs.
 - Consider housing policies to improve housing availability and affordability.
2. Objective: To provide opportunities for community participation throughout the planning process.
 - The community participation process is designed to meet the following objectives:
 - i. Provide a forum to share, develop and refine ideas and data.
 - ii. Develop a shared understanding of current housing conditions, issues, concerns, and opportunities.
 - iii. Provide avenues for the public, applicable committees, and supporting agencies to be involved during the planning process.
 - iv. Build support for adoption of local housing policies.
3. Activities:
 - Stakeholder Advisory Committee: The Advisory Committee will represent a range of informed housing perspectives. The committee will include representatives of city and county agencies, housing providers, and other public agencies, along with local property owners, residents, and community organizers.
 - i. The Committee will assist local planning staff and consultants with reviewing housing issues and helping to shape housing policy options, guiding community engagement strategies, and encouraging community members to participate in the planning process.
 - ii. The Committee will meet up to four (4) times during the project at regular intervals consistent with significant milestones in the project.
 1. July 2020: Introductory Goal Setting & Outreach Strategies
 2. September 2020: Housing Gaps and Needs Assessment
 3. November 2020: Draft Housing & Displacement Minimization Strategies
 4. February 2021: Existing Policy Barriers & Final Recommendations for Housing Strategies
 - iii. Consultants will conduct survey of committee members and other identified stakeholders prior to the first meeting to frame discussion of existing and suggested housing policies.
 - Stakeholder Interviews (August -September 2020)

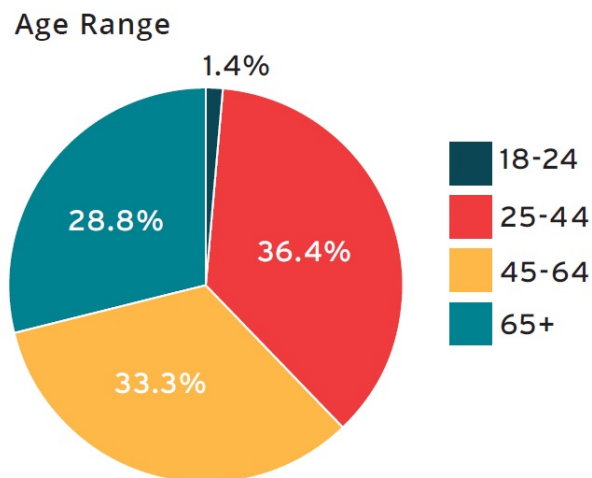
- i. Consultants will interview local, regional, and state housing experts regarding housing conditions, barriers, opportunities, and potential policy solutions. Developers of both affordable housing and higher market rate units will provide insight into existing tools they use to make projects ‘pencil’ and the regulatory barriers that can preempt new housing development.
 - ii. A mix of virtual meetings and telephone interviews are planned.
 - iii. Specific stakeholder groups are to be identified by City staff and include, but are not limited to:
 1. Walla Walla Housing Authority,
 2. Blue Mountain Action Council,
 3. Identified local community or neighborhood groups
 4. Housing developers and real estate brokers.
 - In addition, any input received from the public during the development and adoption of the regional housing action plan will be summarized by local city representatives as part of the public record.
4. Potential Additional Tools:
 - Email blasts from mailing list
 - Project website(s) with infographics, reports, and presentation summaries
5. Adoption Outreach (April to March 2021)
 - Public Comment via websites

APPENDIX B: WALLA WALLA REGIONAL HOUSING ACTION PLAN SURVEY RESULTS

Question 1: What is Your Home ZIP Code?

Zip Code	Count	Percent
87505	1	0%
97862	1	0%
99323	1	0%
99324	44	11%
99328	15	4%
99348	1	0%
99352	1	0%
99360	1	0%
99361	3	1%
99362	322	81%
99363	2	1%
98188	1	0%
89119	1	0%
90009	1	0%
98204	1	0%
85737	1	0%
99205	1	0%
98146	1	0%
99365	1	0%
Total	400	100%

Question 2: What is Your Age Range?



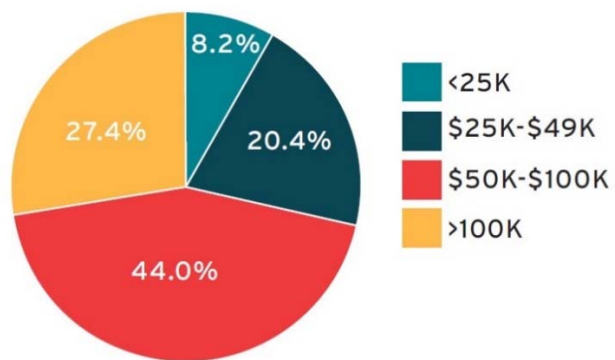
423 Total Responses

Question 3: How do you identify your race or ethnicity? (check all that apply)?

Race or Ethnicity	Count	Percent
Hispanic Latino/a/x	38	8%
White	362	80%
Native Hawaiian or Other Pacific Islander	1	0%
Multiracial or Multiethnic	10	2%
Middle Eastern or North African	2	0%
American Indian or Alaskan Native	9	2%
Asian	8	2%
Black or African	3	1%
Other	17	4%
Total	450	100%

Question 4: What is the annual income range of your household?

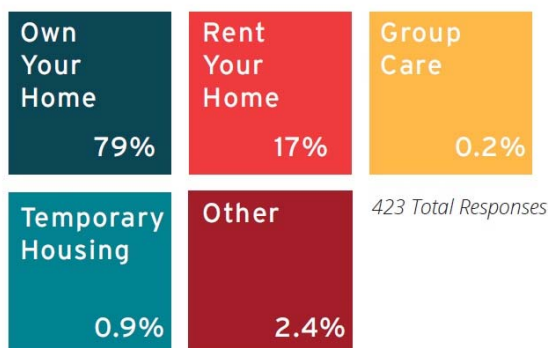
Annual Household Income



416 Total Responses

Question 5: Do you currently:

Living Situation



423 Total Responses

Question 6: What type of building do you currently live in?

Housing Type	Count	Percent
ADU/Tiny Home	2	0.5%
Apartment	22	5.2%
Attached house (duplex, triplex, townhouse)	27	6.4%
Condominium	1	0.2%
Group quarters	1	0.2%
I am currently unhoused	1	0.2%
Manufactured home	9	2.1%
Other	2	0.5%
Single family house detached	358	84.6%
Total	423	100.0%

Question 7: Please Rank the Top Five Housing Issues in the Region

Top 5 Housing Issues

1 Housing Affordability

2 Housing Availability

3 Homelessness

4 Range of Housing Types

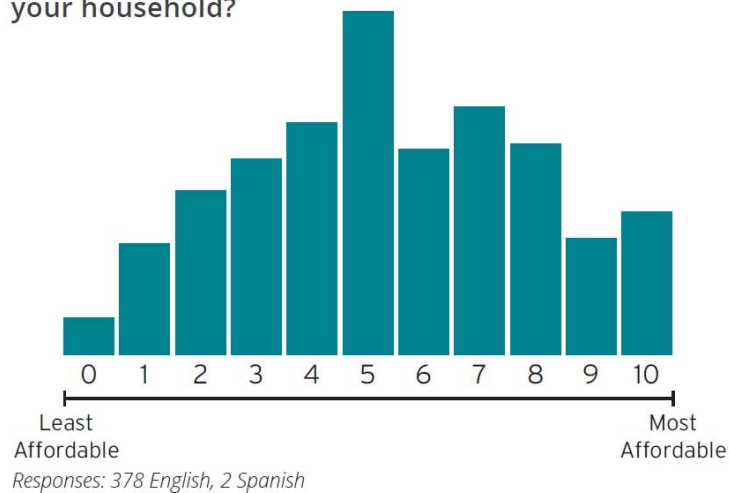
5 Housing Quality

Question 8: If you selected "Other in the question above, please describe the housing issue or issues below:



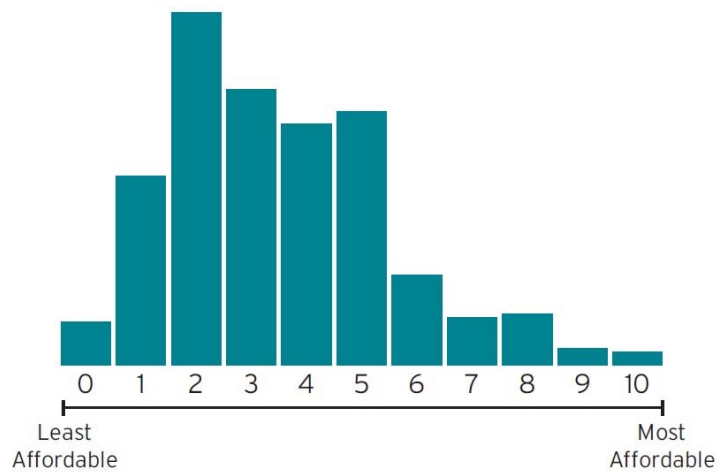
Question 9: How affordable do you thinking housing is for you and your household?

How affordable do you think housing is for you and your household?



Question 10: How affordable do you think housing is for the larger community?

How affordable do you think housing is for the larger community?



Responses: 364 English, 2 Spanish

Question 11: What are the top three barriers to affordable housing development in your community?

	Count	Percent
Regulations	112	10.4%
Construction Costs	246	22.7%
Lack of Incentives for Developers	151	14.0%
Cost of Infrastructure	200	18.5%
Cost of Land	257	23.8%
Other	116	10.7%
Total	1,082	100.0%

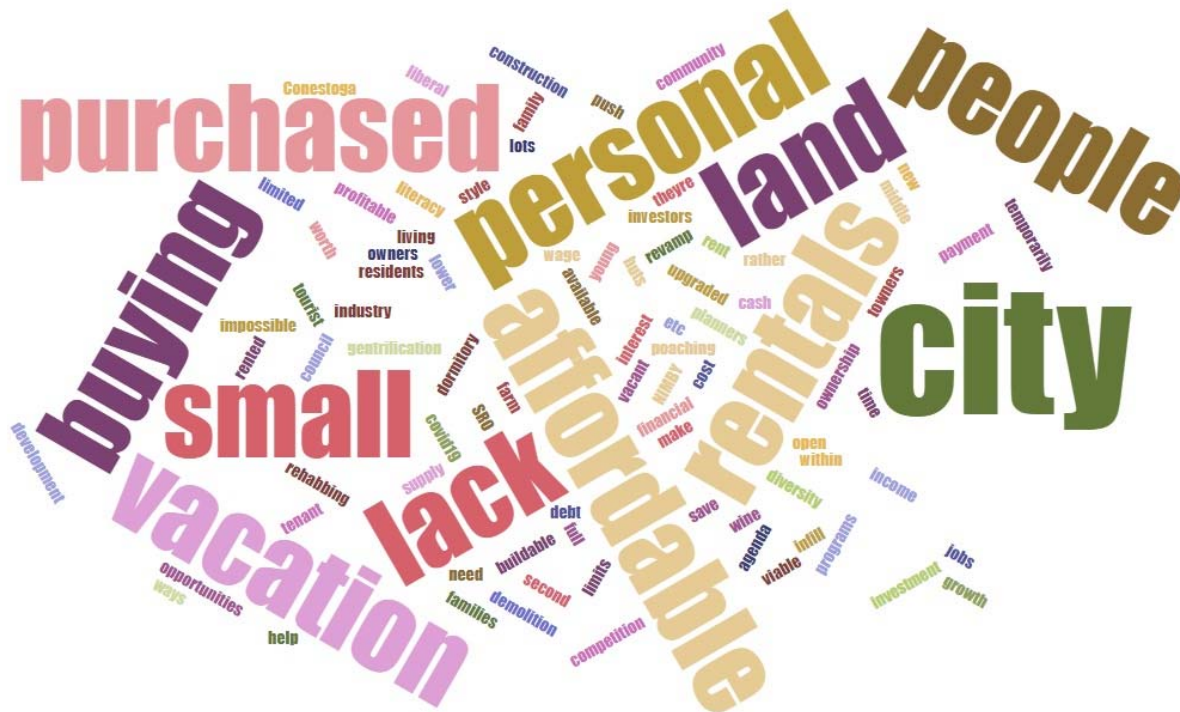
Other Responses:



Question 12: What are the top three barriers to home ownership in your community?

Barriers to Home Ownership	Count	Percent
Limited Housing Supply	249	21.9%
Availability of Living Wage Jobs	290	25.5%
Affordability of Available Homes	371	32.6%
Programs for Homeowners	124	10.9%
Lack of Resources/Education on Home Ownership	63	5.5%
Other	40	3.5%
Total	1,137	100.0%

Other Responses:



Question 13: What are the top three barriers to renting in your community?

	Count	Percent
Low Vacancy Rates	298	30.0%
Lack of Affordable Rentals	351	35.3%
Strict Rental Requirements	196	19.7%
Confusing Rental Application Process	48	4.8%
Other	101	10.2%
Total	994	100.0%

Other Responses:



Question 14: Please identify up to three actions officials should consider in addressing the housing issues you noted above.

Housing Actions	Count	Percent
Increase the supply of land for housing within the urban growth area	94	8.3%
Encourage construction of accessory dwellings by offering "how to" programs for local property owners	62	5.5%
Encourage local home ownership by providing a \$5,000 matching down payment for first time homebuyers	150	13.3%
Create low interest loan or grant matching programs for homeowners that invest over \$5,000 in qualifying improvements to their homes	124	11.0%
Provide tax incentives for developers that build apartments, townhomes, and plexes (eg. duplex)	52	4.6%
Provide new tax incentives for developers that build affordable housing specifically for low-income households (at/below 80% area median income)	155	13.7%
Change development standards (e.g. building height, minimum parking, setbacks)	27	2.4%
Create public-private partnerships to attract affordable housing development through a Community Housing Trust	190	16.8%
Change zoning requirements to make it easier to construct townhomes, plexes (eg. duplex), and cottage clusters in areas with low housing density	136	12.0%
Change zoning to create new opportunities for multifamily apartments	85	7.5%
Other	56	5.0%
Total	1,131	100.0%

Other Responses



APPENDIX C: HOUSING NEEDS

ASSESSMENT MEMORANDUM

To: Project Advisory Team: Elizabeth Chamberlain, City of Walla Walla; Jon Rickard, City of College Place; Meagan Bailey, City of Dayton; Randy Hinchliffe, City of Waitsburg; Nikki Sharp, Walla Walla County

Date: October 23, 2020 (Revised)

From: Todd Chase & Tim Wood, FCS GROUP

CC: Violet Brown & Scott Fregonese, Fregonese & Associates

RE: **Walla Walla Regional Housing Action Plan, Task 2: Housing Needs Assessment**

This memorandum describes the existing housing inventory, evaluates market trends and establishes a baseline housing needs forecast for the Walla Walla Region.

Demographic Trends

The Region is growing! Population within the Walla Walla Region (includes the cities of Walla Walla, College Place, Dayton and Waitsburg) reached a record high of 47,695 year-round residents in 2019 (*according to the WA Office of Financial Management*). Population within the Walla Walla Region has been increasing at an annual average rate of 0.68% since 2010, which is three times faster than unincorporated Walla Walla County, but almost half the statewide average (**Figure 1**).

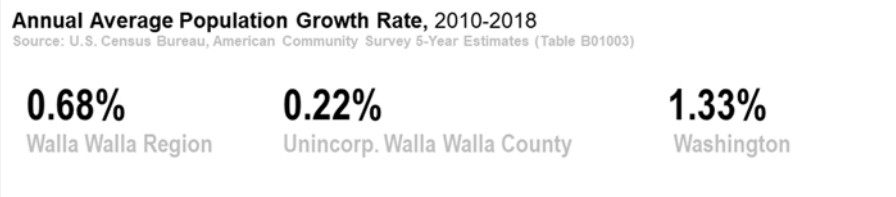


Figure 1. Population Trends

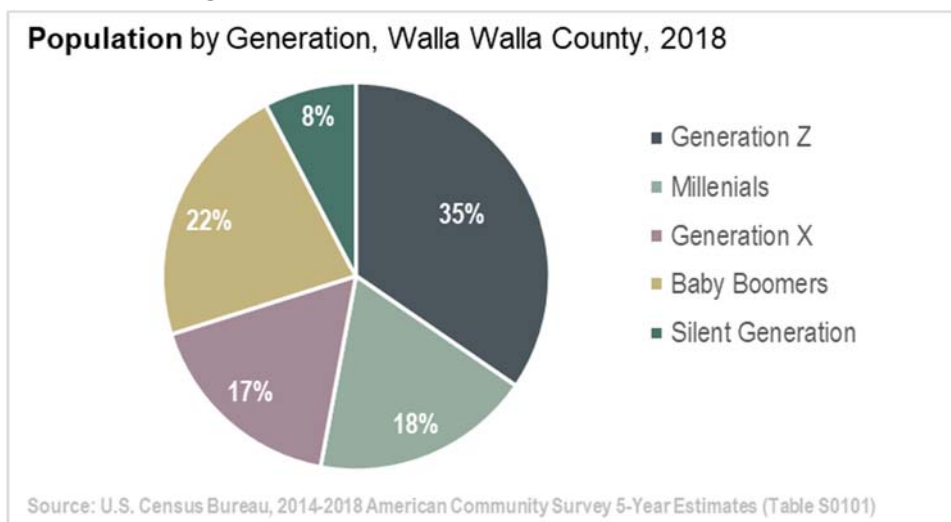
Population Trends	2010	2018	AGR
Washington	6,561,297	7,294,336	1.33%
Columbia County	3,957	4,001	0.14%
Dayton	2,463	2,682	1.07%
Walla Walla County	57,585	60,236	0.56%
College Place	8,502	9,136	0.90%
Waitsburg	1,194	1,188	-0.06%
Walla Walla	31,177	32,731	0.61%
Walla Walla Region	43,336	45,737	0.68%
Unincorp. Walla Walla County	14,249	14,499	0.22%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B01003)

AGR: average annual growth rate.

The relationship between demographic changes, income levels and housing preferences can shed light on future housing needs for the Walla Walla Region. The primary demographic age cohorts are shown in **Figure 2** and described below.

Figure 2. Population by Age Cohort Generation



Overall, the Region has a relatively younger (Generation Z) and older (Silent Generation) share of population than the statewide average, and a lower share of Millennials, Generation X and Baby Boomers.

Silent Generation (those born before 1925 to 1945)

This includes retirees over age 75, who were raised during the Great Depression or World War II. This cohort currently accounted for 8% of the Region's population in 2018 and is projected to be one of the fastest growing segment over the next 20 years. As people reach their 80s, a large share desire to move into assisted living or senior housing facilities with nearby health care and transit access.

Baby Boom Generation (born 1946 to 1964)

Baby boomers (currently age 56 to 75) accounted for 22% of the Region's residents. The boomer segment has been growing more rapidly than the other cohorts over the past 10 years and many are now entering their retirement years. Boomers prefer to "age in place" until after age 80, then may downsize or move in with family members (sometimes opting to reside in accessory dwellings).

Generation X (born 1965 to 1980)

Gen X is the demographic cohort following the baby boomers and preceding the Millennials. This cohort (currently includes people between age 40 to 55) accounts for 17% of the Region's residents and is expected to overtake the baby boom cohort in numbers within the next decade. GenX households often include families with children, and many prefer to live in single family detached dwellings.

Millennials (born 1980 to early 2000s)

Millennials (currently in their twenties or thirties) account for 18% of the Region's residents and is expected to increase moderately in the near future. Younger millennials tend to rent as they establish their careers and/or payback student loans. However, working millennials in their thirties often become first-time homebuyers, opting to purchase smaller single family detached homes or townhomes.

Generation Z (born mid-2000s or later)

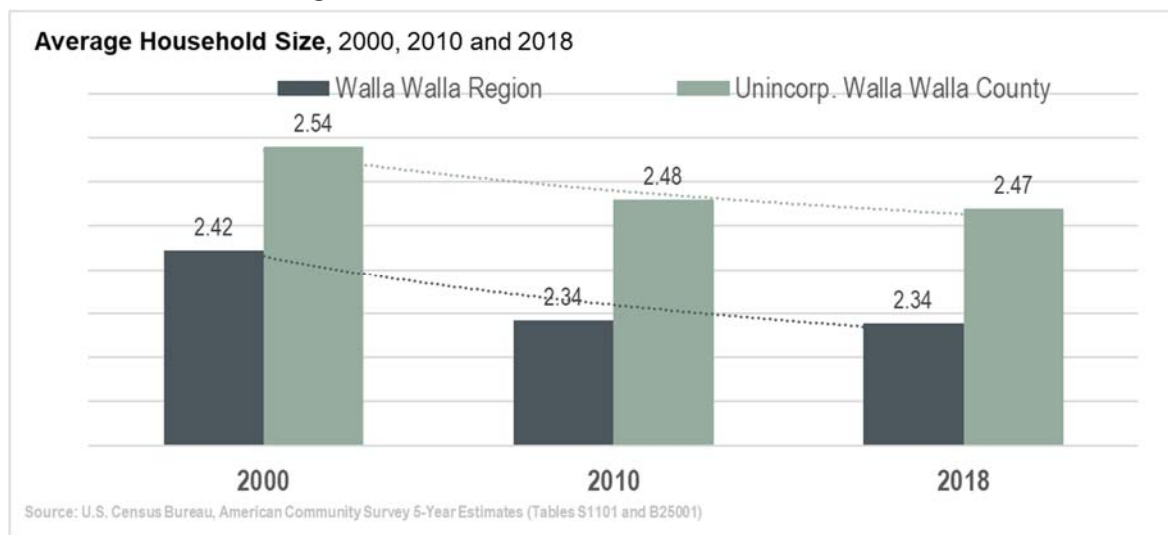
GenZ includes residents under age 20. This is the Region's largest demographic segment with 35% of the overall population. It includes people studying at Whitman and other higher education institutions and those living with GenXers and Baby Boomers. This segment has been increasing in over the past several years, but growth will likely slow down as people delay starting families and now tend to have fewer children than past generations.

Hispanic and other ethnic groups

The largest ethnic group in the Region includes the Hispanic/Latino segment, which is spread among all demographic cohorts. Hispanic/Latino population accounts for 21% of all residents within the Region compared with 12% statewide. While overall growth in this group may slow in comparison to the past, it is still projected to be the fastest growing racial/ethnic group over the next few decades.

These trends reflect a need for a mix of housing types to support demand from young families as well as aging seniors. Consistent with national trends, the average household size is also falling, as people delay starting families, families have fewer children, and seniors reach their lifespans (**Figure 3**).

Figure 3. Trends in Declining Average Household Size



Employment Trends

Long-term employment growth is also positive within the Walla Walla Region. As indicated in **Figure 4**, the region added 725 net new jobs between 2002 and 2017. Most new Regional job growth has occurred within the health care and social assistance sector (929 jobs added) followed by the service and education sectors (595 jobs added). The largest declines in employment occurred within the industrial and construction sectors (384 jobs lost) and the transportation, communications and utilities sectors (373 jobs lost).

Figure 4. Employment Trends

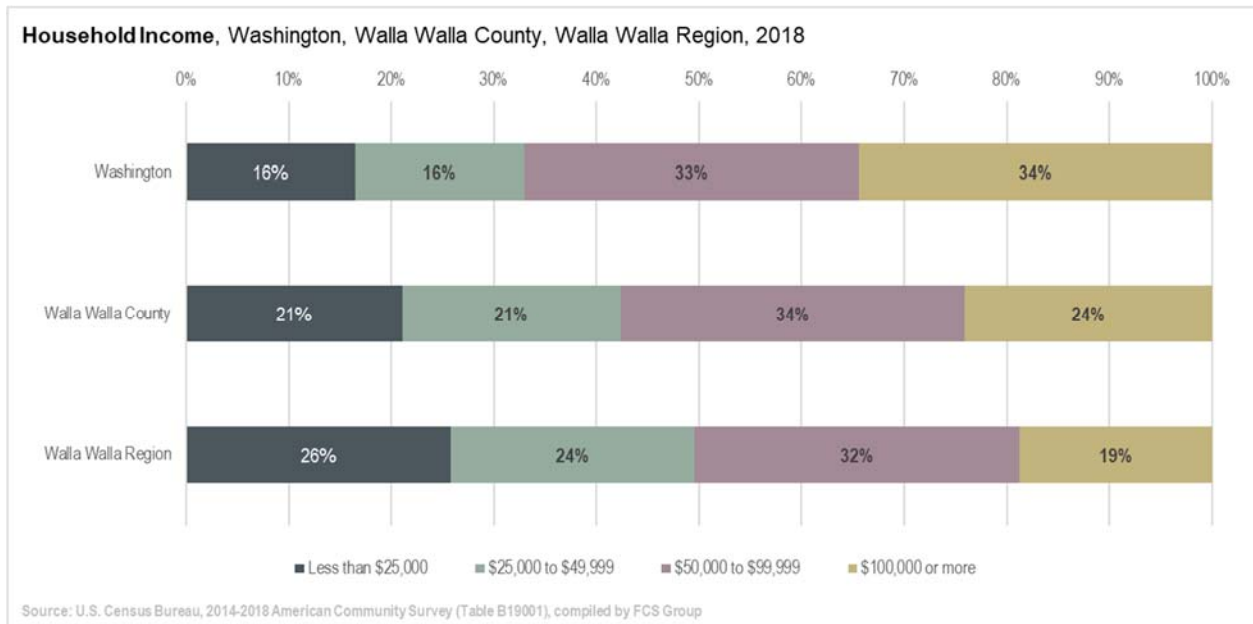
Walla Walla Region Employment Trends (at place of work employment)

Segment	2002 - 2017 Job Growth	2002	2010	2017	Change
Agriculture, Forestry, Fishing and Hunting		230	184	150	(80)
Transportation, Communications & Utilities		700	509	427	(273)
Industrial Trades & Construction		1,978	1,642	1,594	(384)
Retail Trade		2,392	2,911	2,337	(55)
Other Services, Restaurants & Lodging		3,673	4,129	4,022	349
Educational Services		1,042	1,033	1,288	246
Health Care and Social Assistance		3,083	3,396	4,012	929
Public Administration		183	173	176	(7)
Total		13,281	13,977	14,006	725

Source: US Census Bureau, On the Map.com. Region includes four cities: Walla Walla, College Place, Waitsburg and Dayton.

If the Region continues to shift away from higher paying industrial jobs to lower paying service jobs, income levels will remain well below statewide averages. Currently, the median income for Walla Walla County was \$56,533 in 2018, which compares to \$70,116 for Washington state. As shown in **Figure 5**, during 2018, half of all workers within the Region received under \$50,000 per year.

Figure 5. Household Income

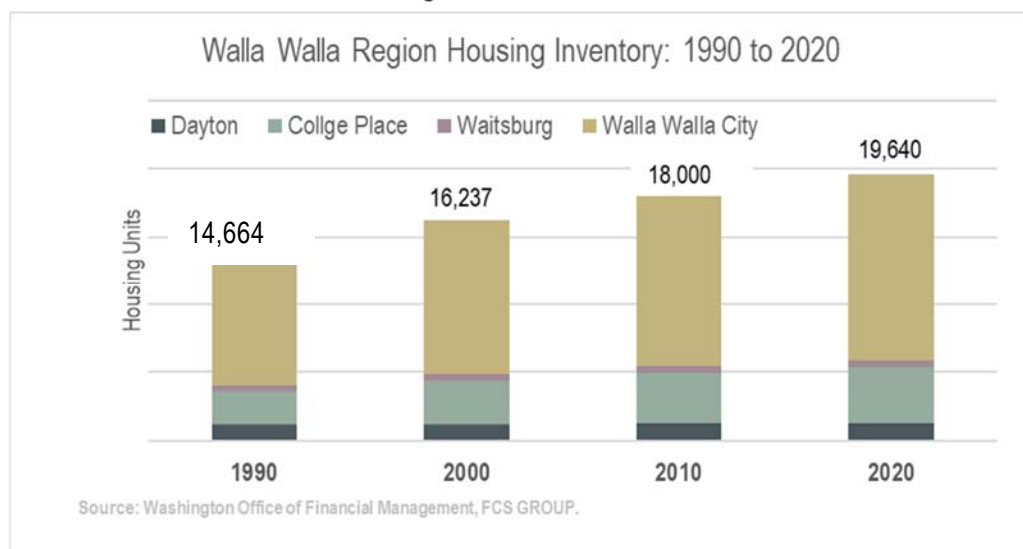


Housing Inventory

As of 2020 Q1, the four-city Region had a total housing inventory of 19,640 dwelling units. In comparison, there were 25,205 dwelling units in Walla Walla County and 2,219 units in Columbia County (**Figure 6**).

The Region's housing inventory is primarily comprised of single family detached homes (65%). Townhomes, duplexes and multifamily structures make up 29% of the inventory, followed by mobile homes with 6% of the inventory.

Figure 6.



In order to address gaps in the current housing inventory, and meet future demand for attainable housing prices, the Walla Walla Region's housing inventory will need to accommodate a wide variety of housing types. The current mix of housing types is depicted in **Figure 7**.

Figure 7. Current Housing Mix by Location, 2018

Housing Types	Walla Walla County	College Place	Dayton	Waitsburg	Walla Walla City	Walla Walla Region
Single Family Detached	70%	59%	81%	66%	65%	65%
Townhouses / Plexes	11%	26%	11%	4%	11%	14%
Multi-family (5+)	12%	7%	5%	0%	19%	15%
Mobile homes/other	7%	9%	2%	30%	5%	6%
Total	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25024)

Housing growth in the Walla Walla Region has been driven by a combination of in-migration, natural increases in population, university student housing, second home investors and seasonal rentals. Between 2000 and 2018, the Region added 2,246 households and the average household size fell from 2.42 to 2.34 people per household (**Figure 8**).

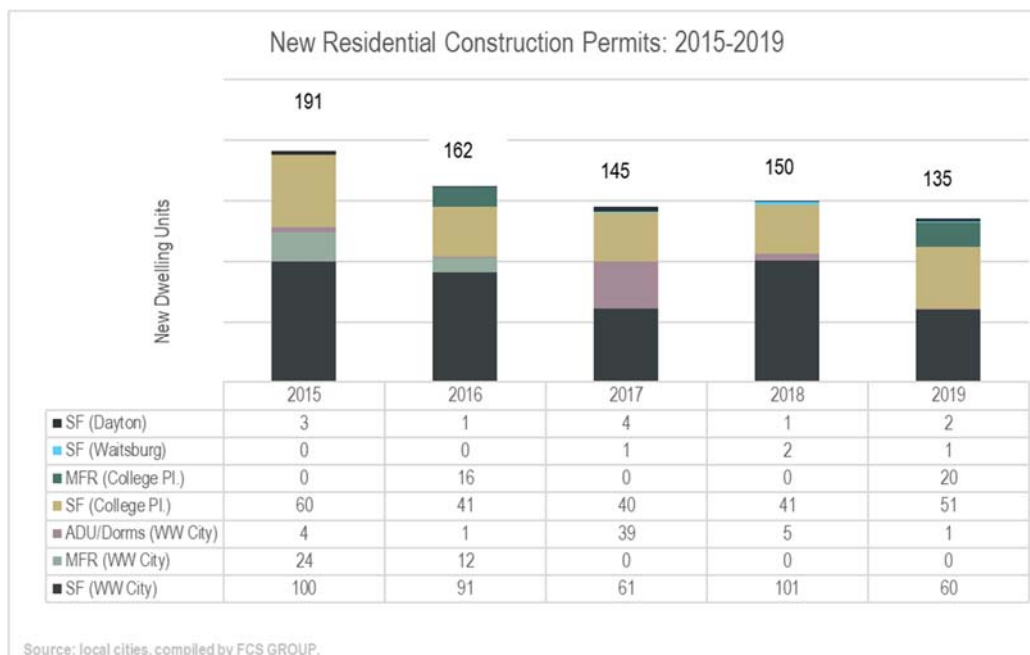
Figure 8. Trends in Household Formations and Occupied Housing Units, Walla Walla Region

	2000	2010	2018	Change: 2000-18	Annual Change
Households	15,076	16,528	17,322	2,246	125
Average household size	2.42	2.34	2.34		
Occupied Dwelling Units	16,237	18,032	19,092	2,855	159

Source: U.S. Census Bureau, 2000 Census (Tables P015, P017, H001), American Community Survey 5-Year Estimates (Tables S1101 and B25001)

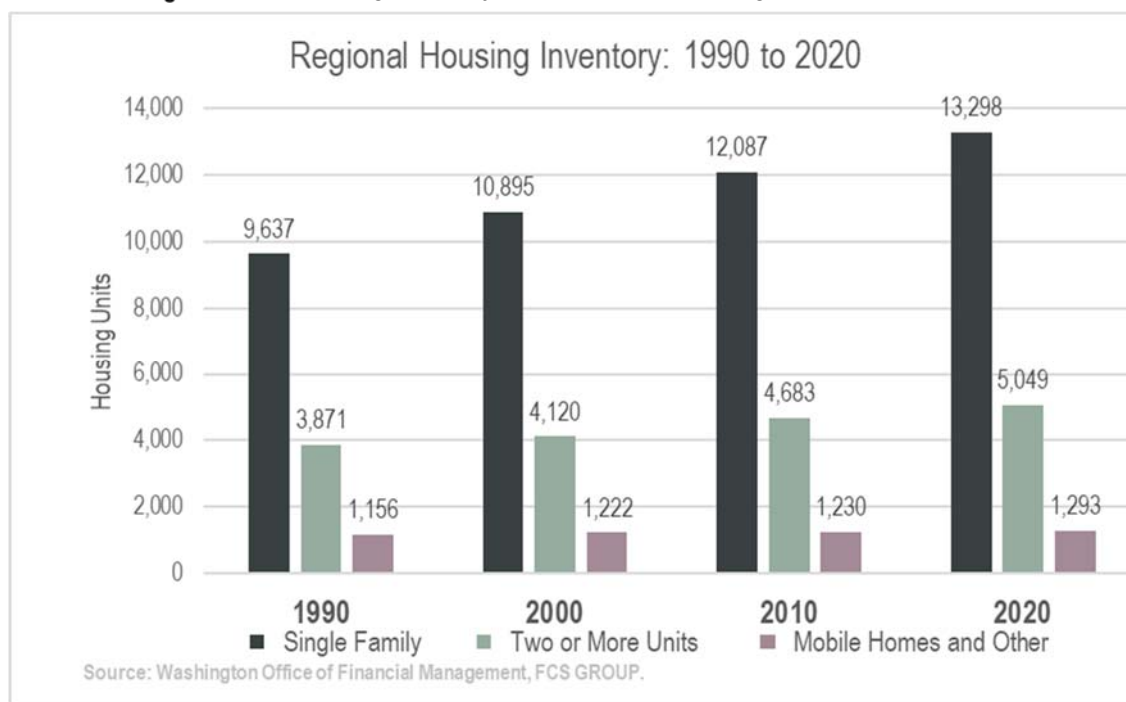
In recent years, housing production has not kept pace with housing demand. As shown in **Figure 9**, new residential construction within the Region declined from 191 permits issued in 2015 to 135 permits in 2019.

Figure 9. New Residential Construction Permits, Walla Walla Region, 2015 to 2019



Housing inventory data provided by the Washington Office of Financial Management indicates that there have been net increases in all housing types within the Region over the past two decades (**Figure 10**).

Figure 10. Housing Inventory Trends, Walla Walla Region, 1990 to 2020



Unfortunately, not all new construction has occurred without displacement of some existing housing. As indicated in **Figure 11**, the Region recorded a net increase of 1,159 single family detached homes and 62 townhomes/plexes, between 2010 and 2018, but displaced at least 80 multifamily units and 81 mobile homes during that time.

Figure 11. Net Change in Housing, Walla Walla Region, 2010 to 2018

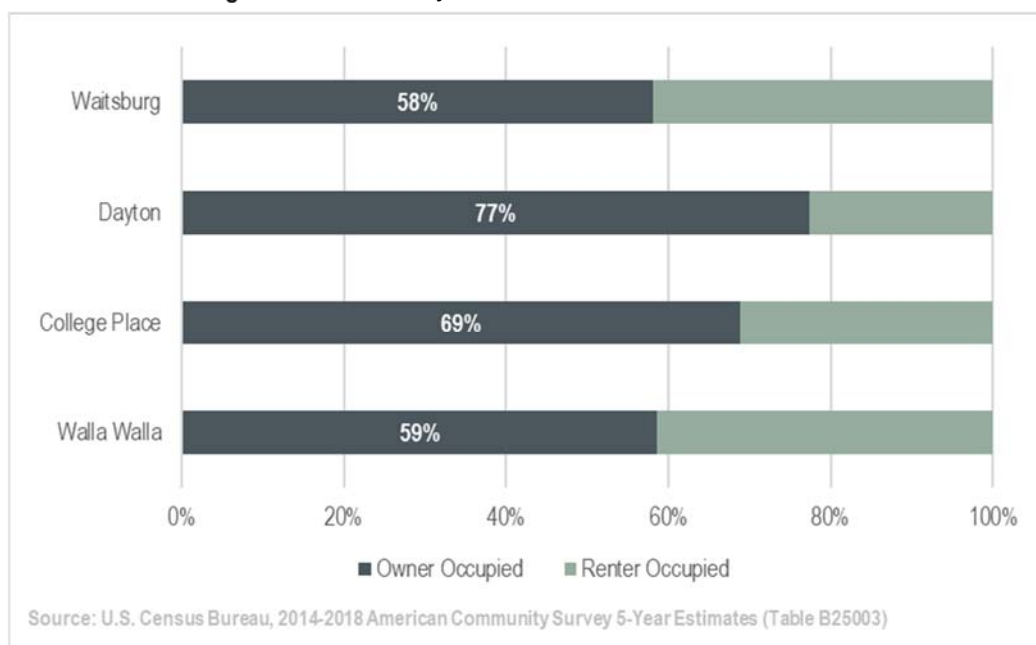
Housing Type	2010 Est. (2006-2010 ACS)	2018 Est. (2014-2018 ACS)	Change
Single Family Detached	11,235	12,394	1,159
Townhouses / Plexes	2,631	2,693	62
Multi-family (5+)	2,936	2,856	(80)
Mobile homes/other	1,230	1,149	(81)
Total	18,032	19,092	1,060

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Table B25024).

Tenancy and Vacancy Levels

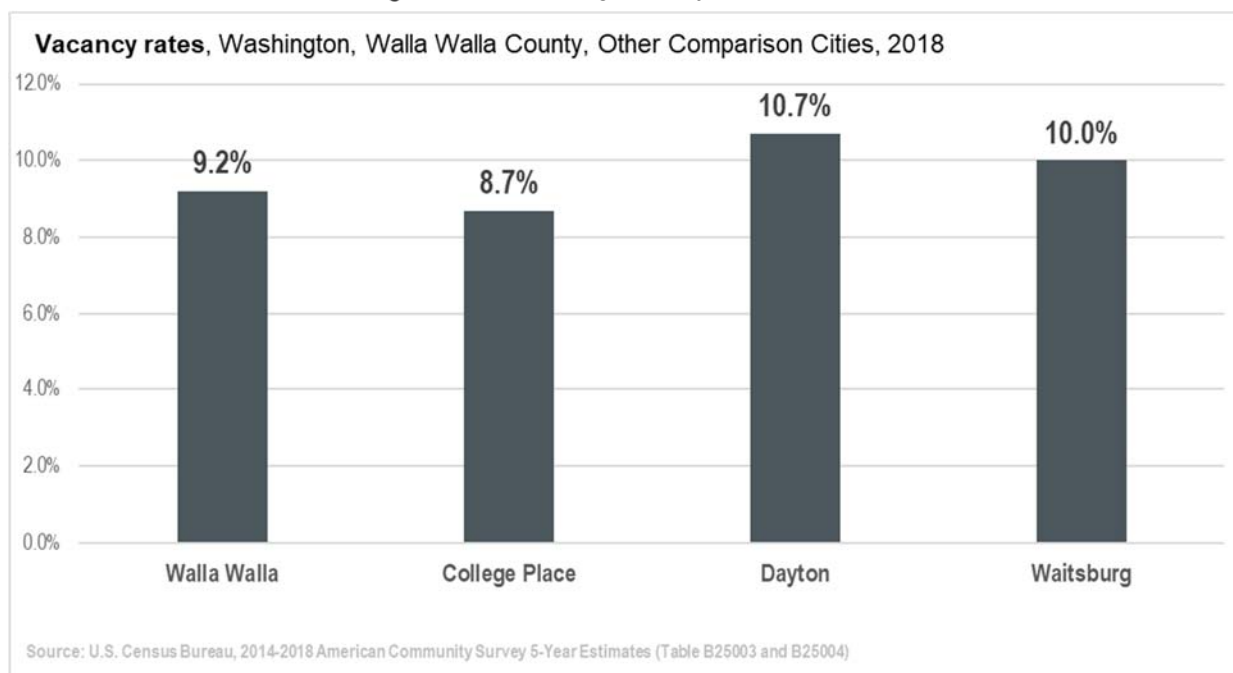
The Region's tightening housing supply is impacting homeowners and renters. Overall tenancy within the Region is comprised of 60% owners and 40% renters. As shown in **Figure 12**, the rate of homeownership varies significantly among the region's four cities.

Figure 12. Tenancy Characteristics, ACS 2014-2018



Housing vacancy rates were mostly around 10% in 2018 within the cities of College Place, Dayton, Waitsburg and Walla Walla, and are reported to be lower today (**Figure 13**). Within the Region, the highest vacant rates are in Dayton, which has a vacancy rate of 10.7%.

Figure 13. Housing Vacancy Rates, 2018



Home Prices and Rents

As vacancy rates decline, home prices and rent levels are increasing. Median home prices have increased steadily over the past several years within the Region to record levels (**Figures 14 and 15**).

Figure 14. Median Home Prices

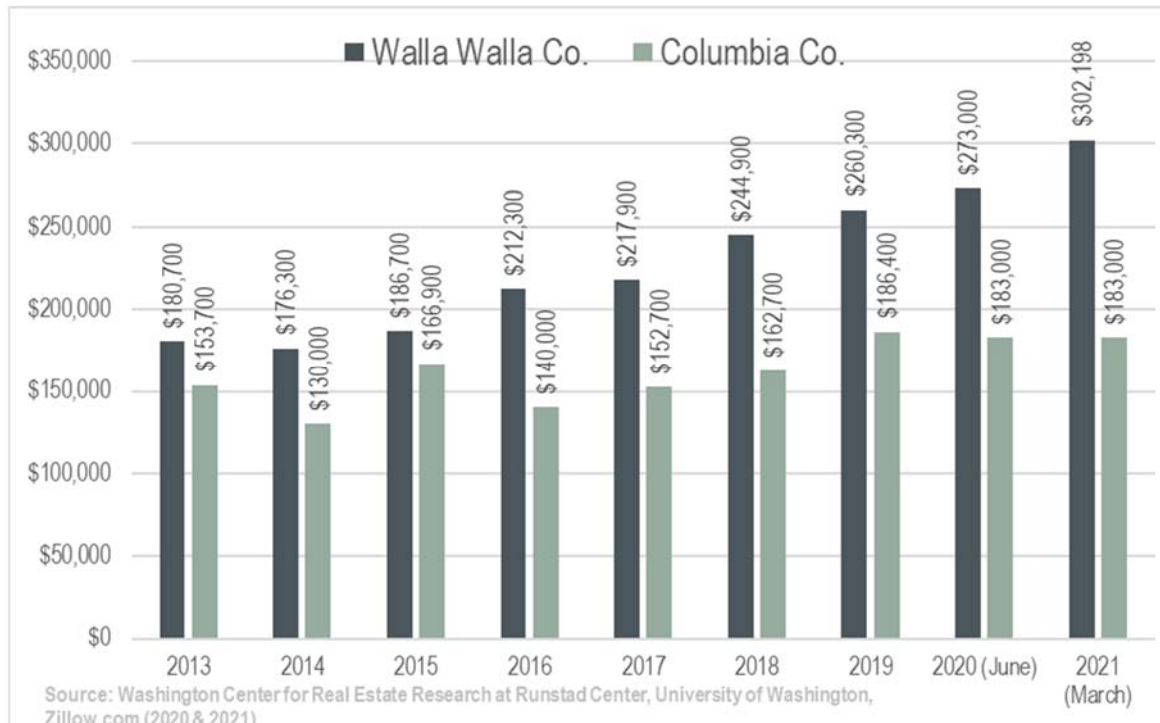


Figure 15. Median Home Prices

	3/1/2020	3/1/2021	Change from prior year %
Washington	\$429,000	\$488,000	13.8%
Columbia County	\$182,000	\$183,000	0.5%
Dayton	\$172,000	\$171,000	-0.6%
Walla Walla County	\$283,000	\$302,000	6.7%
College Place	\$289,000	\$309,000	6.9%
Waitsburg	\$235,000	\$250,000	6.4%
Walla Walla City	\$283,000	\$301,000	6.4%

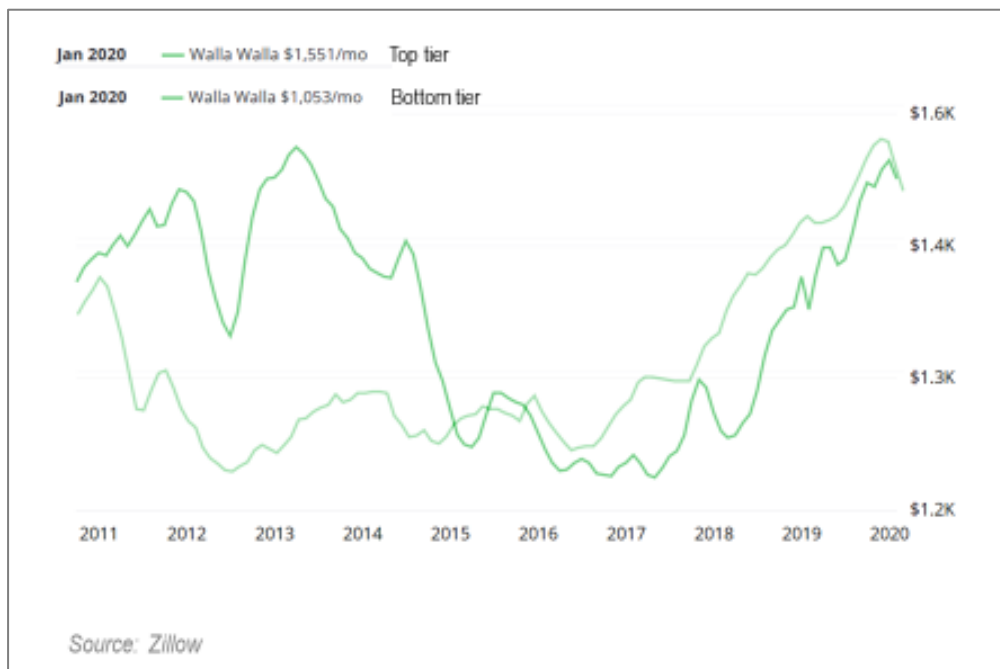
Source: Zillow, (6/1/2020), Compiled by FCS GROUP.

* Assumes 30-year mortgage, 3.6% interest, 1.89% property tax & insurance; 5% downpayment.

** Assumes 30% of household income dedicated to payments.

Monthly rents have also increased to record levels. As shown in **Figure 16**, the median rent within the Region is currently \$1,486, and the price difference between the top quality and lowest quality rental housing units has narrowed considerably.

Figure 16. Median Housing Rent, Walla Walla Region, 2011 to 2020



By comparison, the current U.S. Housing and Urban Development (HUD) Fair Market Rents in Walla Walla County range from \$680 for an efficiency to \$1,509 for a four-bedroom unit, as shown below. According to input received from stakeholders, there are very few (if any) non-government subsidized properties that would meet HUD fair market rents in the Walla Walla Region.

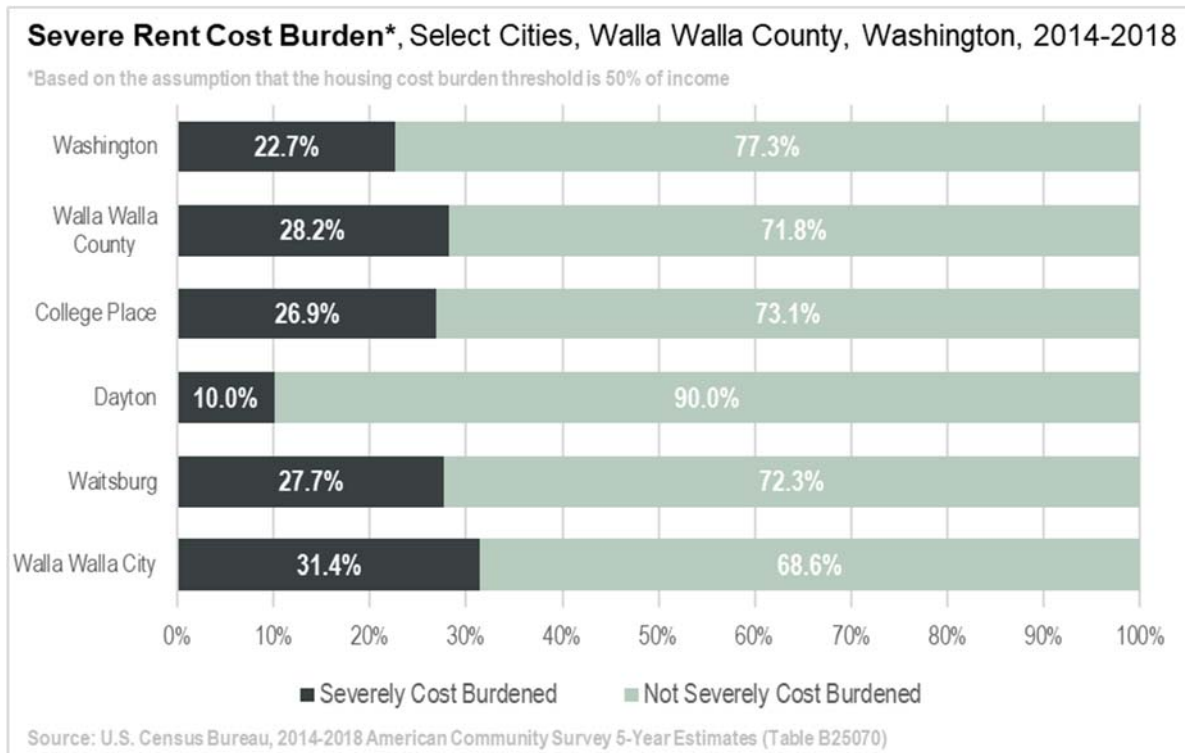
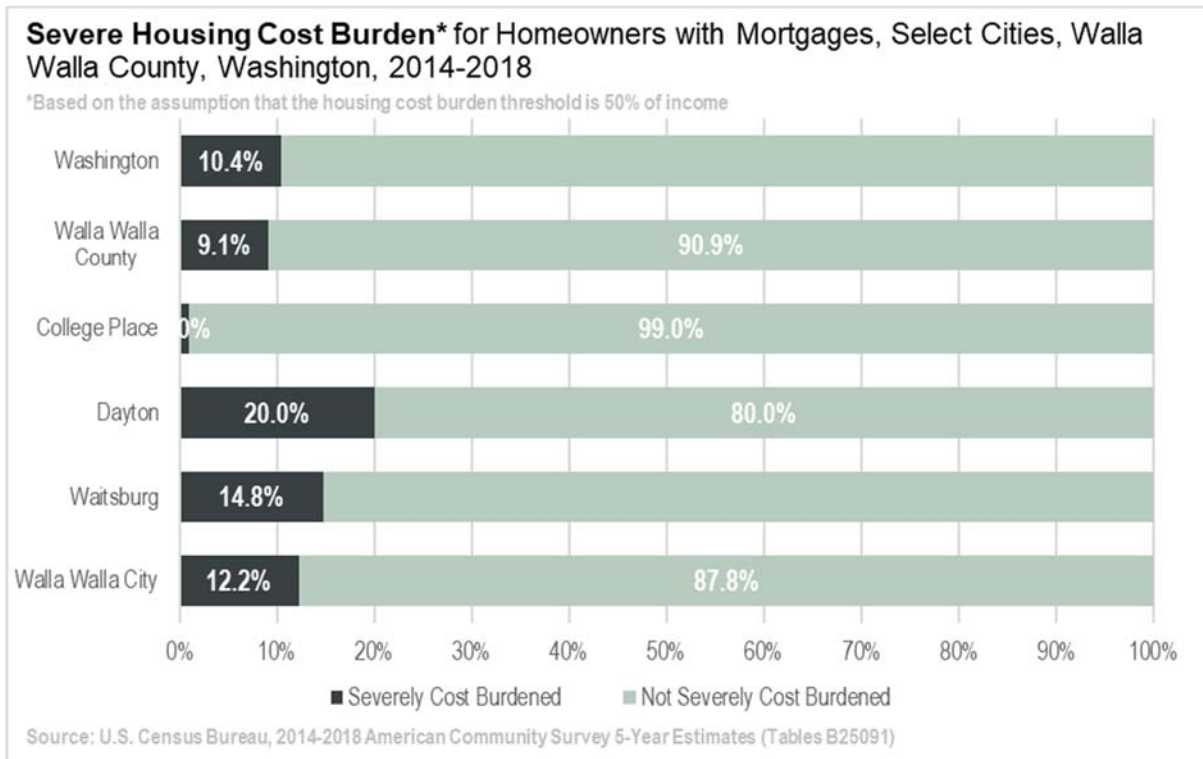
HUD Fair Market Rent (FMR) by Unit Type, Walla Walla County, 2020				
Source: U.S. Department of Housing and Urban Development				
\$680	\$792	\$1,043	\$1,505	\$1,509
Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

Housing Attainability

According to the U.S. Housing and Urban Development (HUD), households are considered “cost burdened” if they pay over 30% of their gross income on housing and utilities. Households are “severely cost burdened” if they pay over 50% of their gross income on housing and utilities.

As of 2018, approximately 9% of homeowners and 28% of the renters in Walla Walla County were severely cost burdened by housing expenses alone (**Figure 17**). If housing costs continue to rise faster than incomes, the share of severely cost burdened households will continue to increase.

Figure 17. Severe Housing Cost Burden by Locality



To help gauge housing attainability, FCS GROUP examined median household income (MHI) data for selected cities within Walla Walla and Columbia counties. Median household income in Walla Walla County (\$56,533) is currently well below the Washington average (\$70,116). However,

income levels for households in Walla Walla County have been increasing slightly faster than the state average (**Figure 18**).

Figure 18. Median Income Trends, 2010-2018

	2010	2018	AGR
Washington	\$57,244	\$70,116	2.6%
Walla Walla County	\$45,575	\$56,533	2.7%
College Place	\$40,137	\$47,525	2.1%
Dayton	\$39,861	\$44,524	1.4%
Waitsburg	\$45,568	\$48,403	0.8%
Walla Walla	\$39,397	\$48,678	2.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25119)

AGR: average annual growth rate.

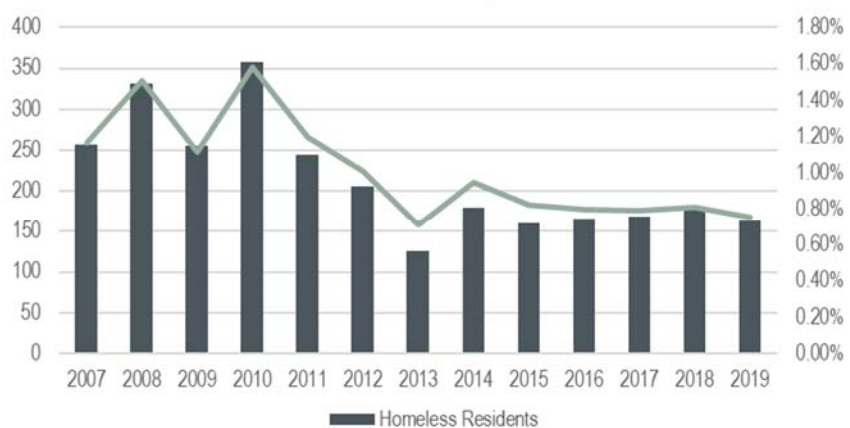
To meet HUD guidelines for housing affordability, no more than 30% of income should be allocated to housing. Hence, middle-income families earning 80% to 120% of the median household income (MHI) should be able to afford monthly rents at \$1,131 to \$1,696; or homes priced between \$194,000 and \$291,000. If middle-income households pay more than this, they would be “cost burdened” to some degree. As indicated in **Exhibit 19**, using current statistics, affordable monthly housing cost for low-income families is as follows:

- Low Income, \$707 to \$1,131
- Very Low Income, \$424 to \$707
- Extremely Low Income, \$424 or less

Point in Time Homeless Residents

The homeless population in Walla Walla County has fluctuated between 126 and 358 over the past decade. In 2019, Walla Walla County’s homeless population included an estimated 163 people or about 0.75% of the statewide homeless count, which is less than the county’s 0.82% overall share of statewide population. Stakeholder input indicates that the number of homeless residents appears to have increased since the global Covid-19 pandemic began in 2020.

Homeless Residents, Walla Walla County, 2007-2019



Source: Washington State Department of Commerce Annual Point in Time Count

Figure 19. Analysis of Attainable Housing Prices/Rents

Housing Attainability Analysis

Walla Walla County Median Household Income (2018)*		\$56,533
Market Segment by Income Level		Lower-end Upper-End
Upper (120% or more of MHI)		120%
Middle (80% to 120% of MHI)	80%	120%
Low (50% to 80% of MHI)	50%	80%
Very Low (30% to 50% of MHI)	30%	50%
Extremely Low (less than 30% of MHI)	30%	
Qualifying Income Level		Lower-range Upper-range
Upper (120% or more of MHI)	\$67,840	or more
Middle (80% to 120% of MHI)	\$45,226	\$67,840
Low (50% to 80% of MHI)	\$28,267	\$45,226
Very Low (30% to 50% of MHI)	\$16,960	\$28,267
Extremely Low (less than 30% of MHI)		\$16,960
Attainable Monthly Rent or Payment (@30% of income level)		Lower-range Upper-range
Upper (120% or more of MHI)	\$1,696	or more
Middle (80% to 120% of MHI)	\$1,131	\$1,696
Low (50% to 80% of MHI)	\$707	\$1,131
Very Low (30% to 50% of MHI)	\$424	\$707
Extremely Low (less than 30% of MHI)		\$397
Approximate Attainable Home Price**		Lower-range Upper-range
Upper (120% or more of MHI)	\$291,000	or more
Middle (80% to 120% of MHI)	\$194,000	\$291,000
Low (50% to 80% of MHI)	\$116,000	\$185,000
Very Low (30% to 50% of MHI)	\$69,000	\$116,000
Extremely Low (less than 30% of MHI)	n/a	n/a

Notes:

* based on current U.S. Census estimates of household income for Walla Walla County.

** assumes 5% down (zero down payment for low income purchasers) on 30-yr mortgage @ 3.6% interest; and 1.89% for taxes and insurance.

Source: analysis by FCS GROUP using U.S. Census, American Community Survey data.

Measures of Economic Hardship

Like many rural communities across the U.S., an increasing share of Walla Walla Region's households are experiencing economic hardship as the cost of living rises faster than income levels.

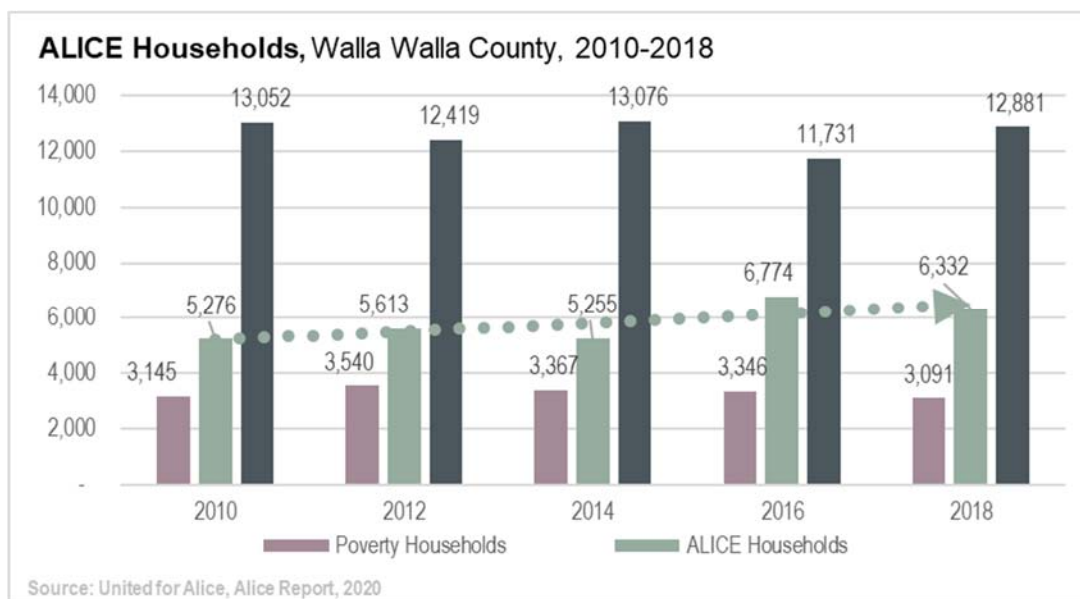
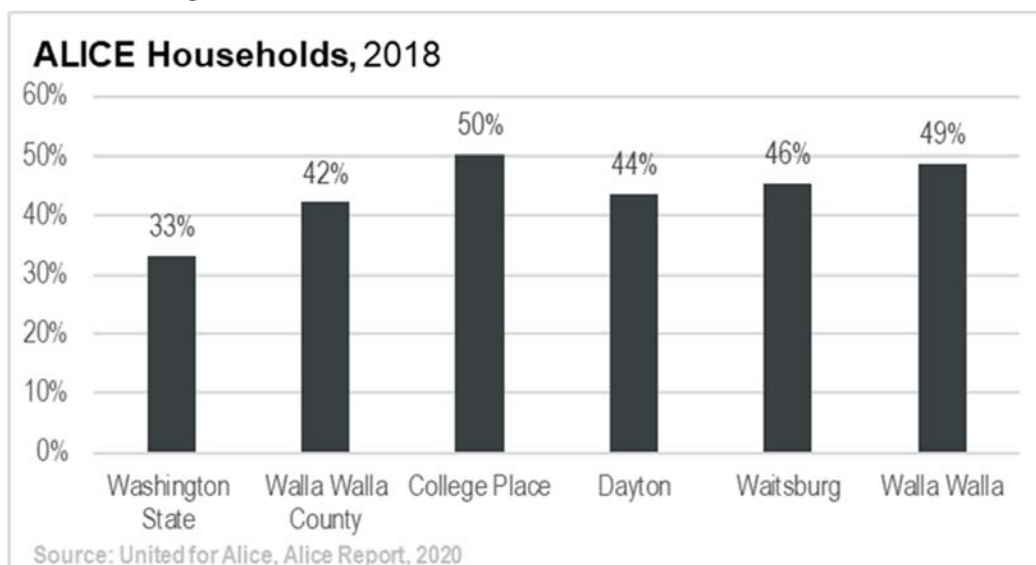
Since the War on Poverty began in 1965, the Federal Poverty Level (FPL) has provided a standard for determining the proportion of people living in poverty in the U.S. Despite the FPL's benefit of providing a nationally recognized income threshold for determining who is poor, its shortcomings include the fact that the FPL is not based on the current cost of basic household necessities, and except for Alaska and Hawaii, it is not adjusted to reflect cost of living differences across the U.S. In fact, federal poverty statistics indicate that the number of Walla Walla County households living in poverty decreased by 54 between 2010 and 2018.

In recognition of the short comings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This

effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called ALICE (Asset Limited, Income Constrained, Employed). The ALICE methodology takes into account the total cost of household essentials – housing, child care, food, transportation, technology, and health care, plus taxes and a 10 percent contingency. ALICE data are calculated separately for each county, and for six different household types. For more information please check out: <https://www.unitedforalice.org/methodology>

In 2018, 42% of the households in Walla Walla County were either in poverty or in the ALICE category, which is well above the Washington statewide average of 33%. Within the Walla Walla Region, the share of households in poverty and ALICE categories ranged from 44% in Dayton to 50% in College Place (Figure 20).

Figure 20. ALICE Household as Share of Total Households

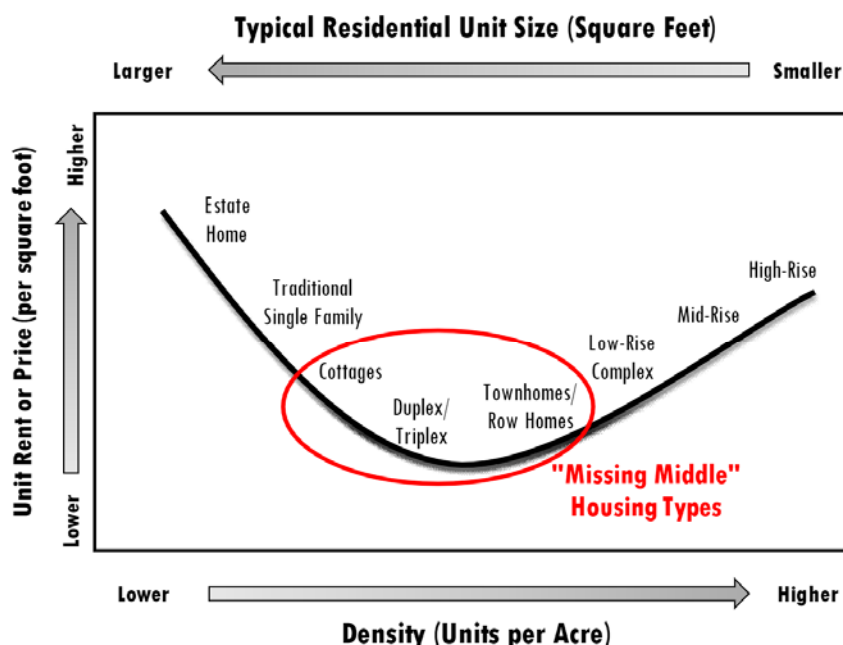


Housing Supply Gaps

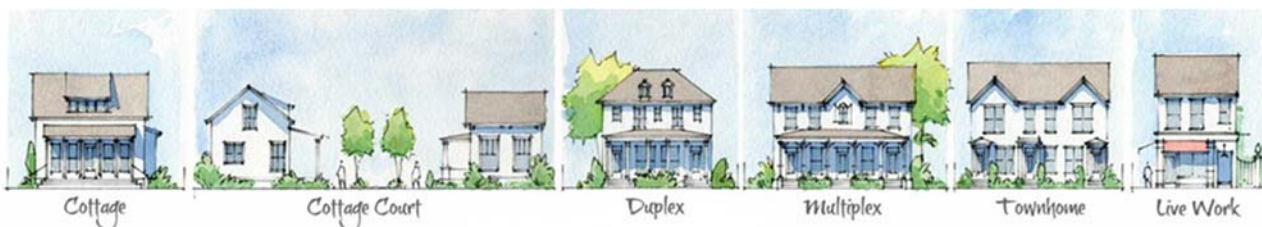
Representatives from public agencies have expressed concern over the lack of attainable and good quality housing for middle income families and local workers. To find attainable housing, some workers must travel long distances between their homes and their jobs to find attainable housing.

Given the need for workforce housing, the Region would benefit from development of “middle income” housing types, such as apartments, duplexes, townhomes, cottages, manufactured homes and accessory dwelling units (ADUs). These housing types can be delivered at a lower cost and rent level per square foot than standard single family detached and mid-rise housing types (**Figure 21**).

Figure 21. Middle Housing Types



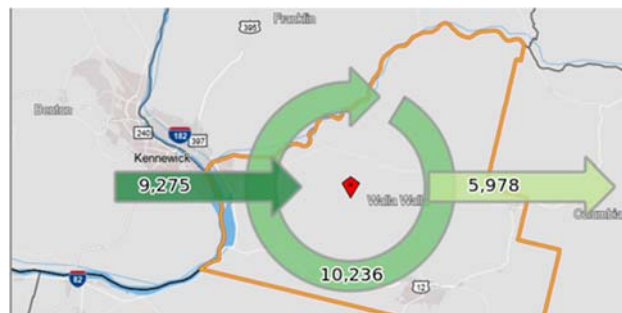
Source: Washington Department of Commerce Housing Memorandum (PNW Economics and LDC)



Transportation Considerations

Long commutes into the Walla Walla Region may represent potential pent-up demand for new housing. According to U.S. Census On-the-Map data, in 2017 there were 9,275 workers who commuted to work in Walla Walla County and 5,978 county residents who commuted to work outside the County (**Figure 22**). **One in five workers in the County commute over 100 miles per day; which is 55% higher than the statewide average.**

Figure 22. Commute Patterns, Walla Walla County, 2017



Affordability and Current Market Gaps

Low vacancy rates and rising home prices have resulted in market gaps that could be filled only by new housing construction. The regional *Affordability Housing Community Council Report*, Summer 2019, found that median income levels in the City of Walla Walla and College Place would need to increase by at least \$5,400 to enable families to purchase a home at 2018 prices. This affordability gap has increased since.

The Region's rental housing gap is most prevalent at the highest and lowest income levels. In other words, there is currently an inadequate supply of quality market rate apartments (at \$1,131/month or higher) or for-sale housing (at \$279,000+). This is partially the reason why 400 middle and upper income households currently live in lower-quality *middle-income* rental housing. And the lack of affordable housing (at \$707/month or lower) has resulted in 791 households living in higher-cost housing which leads to severe rent burdens. This analysis assumes that 33% of the current housing gap can be addressed by new policies that help stimulate near-term housing construction with 239 market rate units and 261 affordable units (**Figure 23**).

Figure 23. Rental Housing Market Gaps, Walla Walla Region, 2017

Median Household Income Range	Lower-end	Upper-End	Renter Households Counted	Affordable Monthly Rent Costs *	Level of subsidy required	Estimated Rental Units Counted	Year 2017 Housing (Gap) or Surplus
Upper (120% or more of MFI)	\$67,840 or more		1,304	\$1,696 & Above	Zero	580	(400)
Middle (80% to 120% of MFI)	\$45,226	\$67,840	1,173	\$1,131-\$1,686	Zero	1,497	
Low (50% to 80% of MFI)	\$28,267	\$45,226	1,518	\$707-\$1,131	Low	2,709	1,191
Very Low (30% to 50% of MFI)	\$16,960	\$28,267	1,177	\$424-\$707	Medium	1,541	(791)
Extremely Low (less than 30% of MFI)	\$16,960 or less		1,830	Less than \$424	High	674	
Total			7,001			7,001	

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

* Calculated at 30% of Walla Walla County median family income based on HUD guidelines

Analysis of Pent-Up Rental Housing Demand, Walla Walla Region

Median Household Income Range	Renter Households in 2017	Rental Units in 2017	Housing (Gap)	Potential Capture Rate	Pent-up Housing Demand Capture
Upper (120% or more of MFI)	1,304	580	(724)	33%	239
Middle (80% to 120% of MFI)	1,173	1,497	324		
Low (50% to 80% of MFI)	1,518	2,709	1,191		
Very Low (Less than 50% of MFI)	3,006	2,215	(791)	33%	261

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

Regional Housing Needs Forecast

The Regional housing needs forecast takes into account the potential to capture a share of the current market gap for rental housing along with the projected population growth based on the adopted comprehensive plans for Walla Walla County and the cities of College Place, Walla Walla, Dayton and Waitsburg.

These plans anticipate a population increase of approximately 9,668 year-round residents by 2040 within Walla Walla County. According to the Walla Walla County Comprehensive Plan, the unincorporated areas of the county are projected to add 2,802 people. Since that forecast also reflects unincorporated portions of UGAs for the cities, we expect the majority of new population growth to occur within future annexation areas of local cities.

This analysis assumes that 70% of the housing growth and 90% of the group quarters population growth within unincorporated Walla Walla County will occur within the UGAs of Walla Walla, College Place, Waitsburg and Dayton. As indicated in **Figure 24**, this allocation of county growth equates to approximately 107 group quarters residents and 657 dwelling units.

Figure 24. Projected Regional Housing Capture of Unincorp. Walla Walla County, 2020 to 2040

	Walla Walla County	Unicorp. Walla Walla County**	Regional Housing Capture of Unincorp. County %	Regional Housing Capture of Unincorp. County
Net New Population	9,668	2,802		
New Pop in Group Quarters*	773	119	90%	107
Population in Households	8,894	2,683		
Housing Need for Permanent Residents (dwellings)	3,601	865		
Seasonal & Vacancy Allowance (@9.4 %)	358	74		
Growth-related Housing Demand (dwelling units)	3,959	939	70%	657

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc. ** Includes unincorporated areas within urban growth areas of local cities.

To address changing demographic and householder preferences, the baseline housing demand forecast also takes into account the following assumptions:

- Future population growth forecasts for each city within the Walla Walla Region will be consistent with adopted local comprehensive land use plan forecasts (extrapolated).
- The tenancy mix and rate of homeownership will increase slightly overtime to the Washington statewide average (63% owners and 37% renters). Note, this results in a modest increase in homeownership rates within the Region from 60% currently to 63% by year 2040.
- Housing needs reflect more attainably priced housing types consistent with attainability levels with 30% of income allocated to rent or mortgage (principal and interest).
- The housing needs forecast assumes a moderate demand shift to middle income housing types, including townhomes, plexes, apartments, ADUs and manufactured housing.

To address future housing growth, the Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand is likely to include 1,523 standard lot single family detached homes; 1,104 small lot detached homes; 732 townhomes/plexes; 894 multi-family

units (includes some group quarters demand) and 443 government-assisted housing units, manufactured homes and/or ADUs (**Figure 25**).

Figure 25. Walla Walla Region Housing Needs Forecast, 2020 to 2040

	Walla Walla City	College Place	Waitsburg	Dayton	Region Total
Projected Baseline Housing Demand	2,362	494	153	11 +	3,021
Plus Share of Housing Within Unincorp. UGAs	514	107	33	2 +	657
Plus Demand to Address 33% of Housing Gap	414	87			500
Total Housing Need	3,290	688	187	13 +	4,178
Plus Group Quarters Housing Units (@1.5 people per unit)	420	88			762
Grand Total (units)	3,710	776	187	13 +	4,685
percent of total	79%	17%	4%	0.3%	100%

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc.

Projected Housing Need by Housing Type

Projected 2040 Housing Needs						
Housing Type	Walla Walla UGA	College Place UGA	Waitsburg UGA	Dayton UGA	Walla Walla Region	Remainder of Walla Walla County
Single-Family Detached						
Standard Lots	1,142	261	112	9 +	1,523	225
Small Lots, cottages, mfg. homes (lots)	899	205	-	-	1,104	-
Townhouses / Plexes (units)	556	155	19	1 +	732	-
Multi-family units (5+ units per structure)	816	78 +	-	-	894	-
Mobile homes/ADUs/other (units)	297 +	78 +	56 +	3 +	433	56 +
Total Dwelling Units	3,710	776	187	13 +	4,685	282

Projected Housing Need by Income Level

Family Income Level	Owner-Occupied	Renter-Occupied	Total	Dist. %	Attainable Housing Products
Upper (120% or more of MI)	2,361	260	2,621	56.0%	Single Family Lots
Upper Middle (80% to 120% of MI)	384	347	730	15.6%	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MI)	207	693	900	19.2%	Townhomes, Mfgd. Homes, Plexes, Apartments
Low (less than 50% of MI)	0	433	433	9.3%	ADUs, Govt. Assisted Apts.
Total	2,952	1,734	4,685	100.0%	

*Derived from Appendix A.

The group quarters demand generated by 762 residents accounts for demand generated by seniors in group homes and to a lesser extent university students and special needs population segments (including inmates at the correctional center). As indicated in **Figure 26**, the senior housing segment is projected to account for about three quarters of the overall group quarters demand, with the need for almost 380 units of shared senior housing required by year 2040.

Figure 26. Projected Senior Housing Demand

	Region Total within UGAs
Current Population	48,363
Proj. Net New Population within Region UGAs (@2.3 perso	8,485
Future Population year 2040	56,848
Population over Age 65	20%
Share of pop. over Age 65 in Nursing Homes	5.0%
Avg. Household Size within Nursing Homes	1.50
Proj. Net New Population in Nursing Homes	568
Proj. Senior Housing Need (dwelling units)	379

Source: population estimates and forecasts based on WA Office of Financial Management data; nursing home capture rates based on National Institute of Aging estimates, 2015.

Please refer to **Appendix A** for a Regional forecast of owner and renter housing needs by income level.

Reconciliation of Housing Needs and Land Supply

According to the June 2019 Walla Walla County buildable land inventory and development capacity study, Walla Walla, College Place and Waitsburg UGAs had the potential to accommodate over 4,100 net new dwellings at full utilization (**Exhibit 27**). Note, the City of Dayton was included in a separate land capacity study for Columbia County.

Figure 27. Land Capacity Analysis

	Minimum Lot Size (SF)	Net Res. Land Inventory (acres)	Under- developed percent	Net New Pop. Capacity	Net New Dwelling Capacity	Infill & redevelopment Dwellings	Dwellings on Vacant Land	% Infill & redevelopment
Waitsburg				1,466	621	284	337	46%
R96 Suburban Residential	9,600	50.7	62%	538	228	86	142	
Residential (incorporated)	10,000	92.7	49%	875	371	189	182	
Flexible Comm./Res (Incorp.)	10,000	5.6	61%	53	22	9	13	
College Place				588	249	139	110	56%
Multiple Family Residential	n/a	2.1		59	25	-	25	
R-60 Single Family Residential*	6,000	21.6	30%	361	153	107	46	
R-72 Single Family Residential*	7,200	0.3		4	2	-	2	
R-96 Suburban Residential (incorp.)	9,600	6.3	58%	67	28	12	16	
R-96 Suburban Residential (area 2B)**	9,600	39.8	75%	426	180	46	134	
R-96 Suburban Residential (area 2C)	9,600	9.2	51%	97	41	20	21	
Walla Walla City				7,641	3,238	1,632	1,606	50%
Multiple Family Residential	n/a	-		-	-			
R-60 Single Family Residential ***	6,000	-		-	-			
R-72 Single Family Residential ***	7,200	54.7	21%	813	344	271	73	
R-96 Suburban Residential (incorp.)	9,600	569.0	51%	6,116	2,592	1,260	1,332	
R-96 Suburban Residential (other)	9,600	60.8	67%	712	302	101	201	

Source: Revised Land Capacity Analysis, Technical Memorandum, June 2019, the Watershed Company. Note, this analysis was completed prior to the City of Walla Walla creating a Neighborhood Residential zone to allow reduced lot sizes.

* After 2019, College Place combined zones R-60/R-72/R-75 into a one SF District zone and allows up to two dwellings per lot.

** Area 2B urban growth area expansion request was denied after 2020.

*** After 2019, Walla Walla changed code to allow 2-4 unit structures and ADUs in all single family zones.

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, the analysis cited above indicates that nearly half of new construction would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

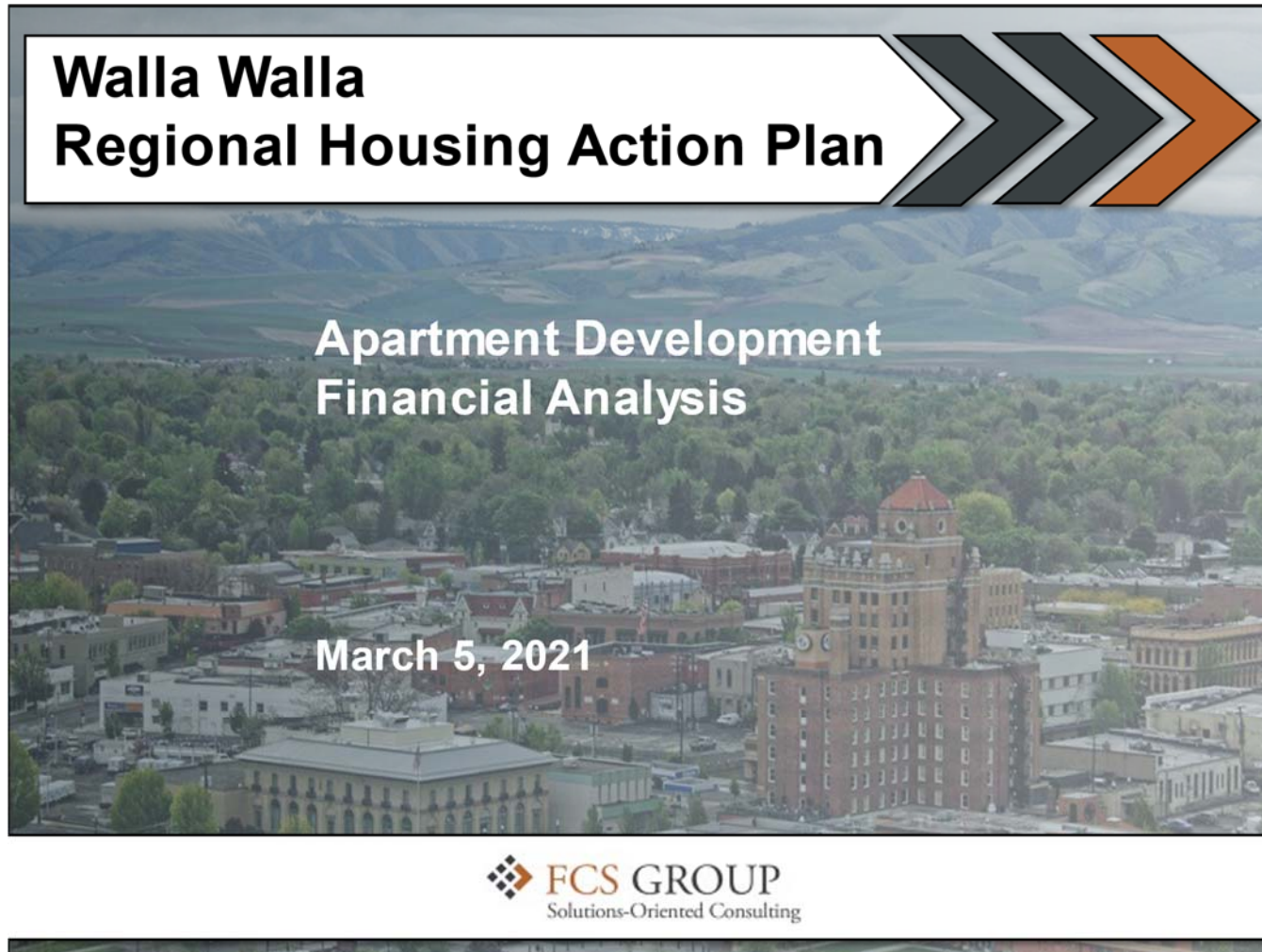
Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

College Place UGA: the projected 20-year housing need of 776 dwelling units is far greater than the potential UGA capacity of 429 units, even after assuming 43% of net new housing will be constructed on infill and redevelopment lands.

Walla Walla UGA: the projected 20-year housing need of 3,710 dwelling units is greater than the potential UGA capacity of 3,238 dwelling units, even after assuming 50% of the net new housing will be constructed on infill and redevelopment lands.

Waitsburg and Dayton UGAs: the combined projected 20-year housing need of 200 or more dwelling can be accommodated by their existing UGAs, since Waitsburg alone is presumed to have the UGA capacity to add 621 dwelling units, after assuming 46% of the net new growth occurs on infill and redevelopment lands.

APPENDIX D: FINANCIAL ANALYSIS



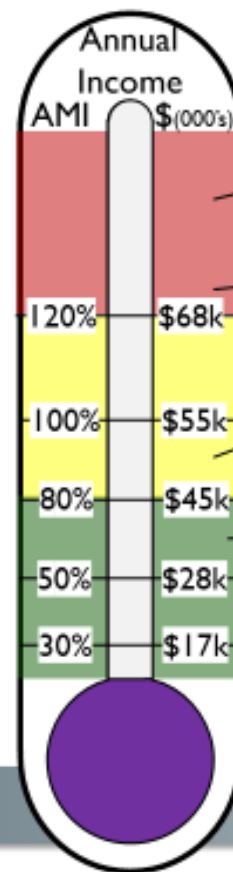
Financial Feasibility Objectives

- ◆ Test financial viability from developer's perspective
- ◆ With and without affordable housing
 - Scenario 1: 3-level garden apartments
 - Scenario 2: 5-level flats (over parking)
- ◆ Evaluate incentives
 - 12-year property tax abatement
 - Impact fee reduction
 - Land write-downs
 - Parking reductions



Housing Affordability Thermometer

- ♦ HUD uses median income to measure affordability
- ♦ HUD bases affordability on household size
- ♦ Affordability Thermometer conveys prices or rents based on expected payments
- ♦ Helps determine the market need for various housing types



Local Labor Force Demographics Example:

- **Manager**
\$96,000 (max rent: \$2,600)
(168% of AMI if HH size = 2)
- **Teacher (middle school)**
\$68,000 (max rent: \$1,800)
(121% AMI if HH size = 2)
- **Industrial worker**
\$55,511 (max rent: \$1,500)
(98% AMI, low income if HH size = 2)
- **Medical Assistant**
\$37,690 (max rent: \$1,000)
(67% AMI if HH size = 2)
- **Average SSA recipient:**
\$19,251 (max rent: \$500)
(33% AMI HH size = 1)

Regional Housing Needs

Walla Walla Region will need 4,500+ dwellings over next 20 years

- ♦ Range of dwelling types needed
- ♦ Need for more affordable units for owners and renters
- ♦ Residual Land Value Analysis: how much would a developer be willing to pay for the land for the right to build this project?



Garden
Apartments



Flats

Apartment Proforma Assumptions

	Scenario 1A	Scenario 1B	Scenario 1C	Scenario 2A	Scenario 2B	Scenario 2C
Particulars	Apts. (100% market rate)	Apts. (mixed income)	Affordable Apts.	Flats (100% market rate)	Flats (mixed income)	Affordable Flats
Site Size (acres)	2.0	2.0	2.0	2.0	2.0	2.0
Building Levels (above grade)	3	3	3	5	5	5
Dwelling Units	107	107	107	167	167	167
Affordable Units (@80% to 110% AMI)	0	15	107	0	30	167
Parking stalls	128	128	128	249	249	249
Parking Ratio (stalls per dwelling unit)	1.2	1.2	1.2	1.2	1.2	1.2
Dwellings per Acre	53	53	53	84	84	84
Est. Construction Cost*	\$23 M	\$23 M	\$23.5 M	\$41 M	\$41 M	\$40.6 M
Cost per Dwelling, excl. land	\$ 219,615	\$ 219,615	\$ 219,615	\$ 242,559	\$ 242,559	\$ 242,559
Targeted Developer Return on Equity (annual)						
with private developer	7.0%	7.0%		7.0%	7.0%	
with non-profit developer			4.0%			4.0%

Project Income Assumptions	Units	Scenario 1	Scenario 2
Market-rate units under 900 SF	per SF/month	\$1.71	\$2.00
Market-rate units over 900 SF	per SF/month	\$1.71	\$1.85
Affordable dwellings (@90% AMI)	per SF/month	\$1.71	\$1.74
Parking charge	per Stall/month	\$0	\$0

Financial Analysis: Findings

Scenario	Developer	Dwellings	Residual Land Value Per Dwelling Unit		Relative Financial Feasibility	Annual Prop. Tax Revenue to City after abatement	Cumulative Prop. Tax Revenue to City Years 1-20
			no incentives	w/ tax abatement			
1A Apts. (100% market rate)	For Profit	107	\$7,921		Good	\$56,387	\$1,127,736
1B Apts. (mixed income)	For Profit	107	(\$3,926)	\$12,255	Excellent after incentives	\$56,387	\$451,094
1C Affordable Apts.	Non Profit	107		\$48,950	Excellent		
2A Flats (100% market rate)	For Profit	167	(\$8,882)	\$8,984	Good after incentives	\$97,517	\$1,950,337
2B Flats (mixed income)	For Profit	167	(\$15,951)	\$1,915	Fair after incentives	\$97,517	\$780,135
2C Affordable Flats	Non Profit	167		\$22,988	Excellent		

* R.O.E. denotes estimated annual rate of targeted return on developer equity investment after debt service and before income taxes and depreciation.

- ♦ **Currently: only the market rate apartments are financially viable without incentives**
- ♦ **Non-profit developer greatly helps with affordable housing**
- ♦ **Tax Incentives plus land write-downs needed to create mixed-income apts.**

Summary

- ♦ **Housing market is strong enough to attract for-profit developers**
- ♦ **Garden apartments are viable without incentives**
- ♦ **Market rate flats over parking is not viable without some type of incentive**
- ♦ **Affordable or mixed-income housing requires incentives with for-profit developer, such as**
 - 12-year tax abatement (for affordable housing only)
 - Impact fee reduction (for affordable housing only)
 - Land write-down
 - Parking reductions
- ♦ **Non-profit developer could make affordable housing “pencil” with fewer incentives**
- ♦ **Recommend pilot program of multifamily incentives for next 3 years**
- ♦ **Identify public-owned potential catalyst site(s) for future developments**

APPENDIX E: DISPLACEMENT MINIMIZATION STRATEGY

To: Project Advisory Team: Elizabeth Chamberlain, City of Walla Walla; Jon Rickard, City of College Place; Meagan Bailey, City of Dayton; Randy Hinchliffe, City of Waitsburg; Nikki Sharp, Walla Walla County

Date: September 28, 2020

From: Violet Brown & Scott Fregonese, Fregonese Associates

CC: Todd Chase & Tim Wood, FCS GROUP

RE: Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices

The purpose of this memorandum is to analyze the risk of displacement and gentrification in the region and to summarize best practices strategies to mitigate the impacts on local households and businesses. It builds on the findings included in FCS Group’s Task 1 Issues Memo and Task 2 & 3 Trends and Needs Memo and on the work previously published in the Affordable Housing Community Council Report.ⁱ

SUMMARY

Housing Action Plans must, in accordance with HB1923, “encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes” and “should consider strategies to minimize displacement of low-income residents resulting from redevelopment.” This is particularly true in neighborhoods with communities at high risk of displacement.

As growth trends in the region predict significant opportunities for future development, that development will likely exacerbate existing issues of affordability and result in market and socioeconomic shifts linked to displacement of households and businesses in vulnerable communities. Each jurisdiction in the Walla Walla region contains populations vulnerable to displacement. However, this memo identifies individual block groups particularly susceptible to these forces. It also recommends mitigation strategies. These recommendations represent a three-pronged approach to anti-displacement strategies:

1. Mitigation for Individuals and Families Experiencing Displacement,
2. Land Use & Development Strategies to Increase Production of Affordable Housing, and
3. Economic Strategies to Increase Opportunity.

Combating displacement requires cities to proactively apply a variety of different approaches, each supported by best practices research. The strategies are organized as a three-prong approach to anti-displacement to address the different aspects of displacement. Various action steps or programs appear

under each prong. The concept is to move forward on all three fronts in ways that are customizable for each jurisdiction.

VULNERABILITY ASSESSMENT

Displacement occurs when households or businesses are involuntarily forced out of an area due to increasing housing prices or due to economic and demographic changes that alter the neighborhood's character. Gentrification, a well-documented housing issue since the 1960s, has traditionally been associated with the urban core, but rural gentrification is gaining ground in the face of an ever-expanding digital workforce and access to goods online. These changes allow what is a traditionally urban workforce to work remotely from rural and suburban areas, benefitting from the amenities and relative affordability these areas have to offer. Gentrification typically occurs in areas with relatively low property values with amenities that have become attractive or trendy.

As demand in the region grows, areas with relatively low rent/home value or perceived as lower quality housing become more attractive and profitable for redevelopment opportunities, and thus more vulnerable to displacement of existing residents. Some experts expect that the recent pandemic will only increase the pressure on smaller communities as families seek the “suburbs and rural periphery”.ⁱⁱ This post-Covid-19 migration to rural areas and small towns will be driven by a number of factors: increase remote work opportunities, perceptions of increased safety in less-dense communities, and a desire to live in rural areas for their scenery, access to nature, and other amenities.

Vulnerability calculations compare local geographies to regional averages across six variables reported by the US Census. The analysis below uses ACS 2014-2018 (five-year estimates) via Social Explorer reported by state, county, city, census tract, and block group:

- Percent of households that are renters
- Percent of households that are low-income
- Percent of adults (25 or older) without a four-year degree
- Percent of population who identify with a community of color
- Median home value
- Median gross rent

These factors are closely associated with an increased probability of redevelopment coupled with an increased difficulty in weathering rising housing costs and a higher susceptibility to involuntary displacement for both households and small business. This analysis has been adapted from work published by Dr. Lisa Bates of Portland State University for the Portland Bureau of Planning and Sustainability in 2012 and their subsequent *2018 Gentrification and Displacement Neighborhood Typology Assessment*ⁱⁱⁱ. Changes to the methodology are designed to reflect concerns regarding smaller sample sizes and promoting easy replicability as local jurisdictions continue to monitor these variables into the future with readily available data sets.

For the purposes of this report, geographies with 5 or 6 of the variables reporting higher figures than regional thresholds are identified as areas vulnerable to displacement.

Thresholds	Walla Walla County
% People of Color	>28%
% Without College Degree	>71%
% Rentals	>35%
Poverty Status: % Doing Ok	<66%
Median Home Value	<\$209,800
Median Gross Rent	<\$893

Thresholds	State
% People of Color	>31%
% Without College Degree	>65%
% Rentals	>37%
Poverty Status: % Doing Ok	<73%
Median Home Value	<\$311,700
Median Gross Rent	<\$1,194

Vulnerability Levels	
High	>5 indicators
Moderate	3-4 indicators
Low	<3 indicators

Cities

Indicators	Walla Walla	Waitsburg	College Place	Dayton	Walla Walla County
Poverty Status: % Doing OK	60%	64%		68%	62%
% Rentals	42%	23%		41%	31%
Median Home Value	\$ 190,000	\$150,000	\$ 190,000	\$ 156,200	\$ 209,800
Median Gross Rent	\$ 919	\$ 688	\$ 890	\$ 775	\$ 893
% Without Degree	74%	80%	65%	77%	71%
% POC	33%	10%	25%	16%	28%
Total Indicators	5	4	3	4	

Table 1a. Vulnerability Analysis: Walla Walla County Cities to County Comparison.

Indicators	Walla Walla	Waitsburg	College Place	Dayton	Washington
Poverty Status: % Doing OK	60%	64%		68%	62%
% Rentals	42%	23%		41%	31%
Median Home Value	\$ 190,000	\$150,000	\$ 190,000	\$ 156,200	\$ 311,700
Median Gross Rent	\$ 919	\$ 688	\$ 890	\$ 775	\$ 1,194
% Without Degree	74%	80%	65%	77%	65%
% POC	33%	10%	25%	16%	31%
Total Indicators	6	4	4	4	

Table 1b. Vulnerability Analysis: Walla Walla County Cities to State Comparison.

All cities show vulnerability to displacement when compared to the region, which increases when compared to the state. This is particularly true for poverty rates and educational attainment, where county figures differ significantly from the state. City of Walla Walla has the highest vulnerability score when compared to both county and state thresholds. City of Walla Walla has the lowest percentage of people “doing ok”, the highest percentage of rentals, and the highest percentage of people of color when compared to other cities.

Census Tracts

City	Census Tract	Poverty Status: % Doing OK	% Rentals	Median Home Value	Median Gross Rent	% Without Degree	% POC	Total Indicators
	9204	100%	0%	NA	NA	97%	57%	2
	9205	46%	54%	\$ 102,600	\$ 851	87%	66%	6
	9206	54%	51%	\$ 134,200	\$ 891	84%	45%	6
Walla Walla	9207.01	67%	53%	\$ 198,800	\$ 878	67%	20%	3
	9207.02	68%	28%	\$ 224,100	\$ 1,023	56%	21%	0
	9208.01	48%	42%	\$ 186,500	\$ 1,000	76%	20%	4
	9208.02	49%	55%	\$ 208,500	\$ 831	65%	24%	4
Waitsburg	9201	80%	17%	\$ 254,300	\$ 870	70%	12%	2
College Place	9203	69%	41%	\$ 190,000	\$ 890	66%	25%	3
Dayton	9602	68%	31%	\$ 170,800	\$ 740	75%	14%	3

Table 2. Vulnerability Analysis: Census Tract to County Comparison. Bolded data indicates the highest or lowest value for the category.

Census Tract analysis reveals two highly vulnerable tracts for City of Walla Walla (9205 and 9206). Tract 9205 has the lowest percentage of people “doing ok”, the lowest median home value, and the highest percentage of people of color when compared to all census tracts in the study area. Census tracts that may become more vulnerable overtime (moving from a rank of moderate to high), include tract 9208.01 and 9208.02. These tracts exceed county thresholds for poverty, rentals, and home value.

Census tracts in the remaining cities have vulnerability ranks of low to moderate when compared to the county. No tract in the remaining cities exceeds three total indicators.

Block Groups

City	Block Group	Poverty Status: % Doing OK	% Rentals	Median Home Value	Median Gross Rent	% Without Degree	% POC	Total Indicators
Walla Walla	BG1 T9204	100%	0%	NA	NA	97%	57%	2
	BG1 T9205	37%	53%	\$ 90,000	\$ 867	91%	63%	6
	BG2 T9205	54%	60%	\$ 99,200	\$ 1,009	89%	79%	5
	BG3 T9205	50%	48%	\$ 134,900	\$ 775	78%	52%	6
	BG1 T9206	69%	43%	\$ 73,800	NA	93%	41%	4
	BG2 T9206	14%	63%	\$ 90,900	\$ 709	88%	72%	6
	BG3 T9206	60%	40%	\$ 119,100	NA	89%	69%	5
	BG4 T9206	64%	32%	\$ 191,800	\$ 900	75%	37%	4
	BG5 T9206	50%	74%	\$ 260,100	\$ 1,051	74%	14%	3
	BG1 T9207.01	60%	78%	\$ 193,100	\$ 714	46%	19%	4
	BG2 T9207.01	57%	41%	\$ 162,200	\$ 880	82%	33%	6
	BG3 T9207.01	65%	38%	\$ 196,600	\$ 955	60%	12%	3
	BG4 T9207.01	81%	53%	\$ 218,900	\$ 1,269	74%	15%	2
	BG1 T9207.02	71%	23%	\$ 254,900	\$ 1,291	53%	28%	0
	BG2 T9207.02	73%	17%	\$ 196,100	\$ 828	65%	17%	2
	BG3 T9207.02	55%	38%	\$ 213,900	\$ 786	40%	13%	3
	BG4 T9207.02	73%	35%	\$ 175,000	\$ 820	69%	27%	2
	BG1 T9208.01	58%	7%	\$ 233,300	NA	76%	12%	2
	BG2 T9208.01	52%	52%	\$ 164,900	\$ 1,127	76%	33%	5
	BG3 T9208.01	58%	47%	\$ 172,900	\$ 845	69%	13%	4
	BG4 T9208.01	30%	45%	\$ 183,800	\$ 999	83%	16%	4
Waitsburg	BG1 T9208.02	35%	67%	\$ 165,400	\$ 897	77%	26%	4
	BG2 T9208.02	69%	38%	\$ 238,500	\$ 788	55%	19%	2
College Place	BG4 T9201	66%	20%	\$ 154,700	\$ 688	80%	10%	3
	BG1 T9203	73%	34%	\$ 192,700	\$ 657	71%	34%	3
	BG2 T9203	63%	66%	\$ 190,400	\$ 861	67%	29%	5
	BG3 T9203	44%	69%	\$ 99,500	\$ 828	76%	20%	5
Dayton	BG4 T9203	79%	26%	\$ 200,900	\$ 1,125	60%	19%	1
	BG2 T9602	56%	27%	\$ 139,300	\$ 795	72%	21%	4
	BG3 T9602	70%	34%	\$ 226,800	\$ 914	81%	13%	1
	BG4 T9602	67%	27%	\$ 158,300	\$ 752	77%	14%	3

Table 3. Vulnerability Analysis: Bolded data indicates the highest or lowest value for the category.

Block group analysis reveals more detailed trends in vulnerability. Overall, ten block groups are considered highly vulnerable. These block groups are in City of Walla Walla and College Place.

For City of Walla Walla, seven block groups (30.4% of all block groups in City of Walla Walla and 22.6% of all block groups in the study area) have high vulnerability rankings. Out of the seven block groups, BG2 T9206 has the lowest poverty status (14% of people “doing ok”) out of all block groups in the study area. BG1 T9206 has the lowest median home value (\$73,800) out of all block groups in the study area. For moderate ranking block groups, it is important to consider which indicators exceed county thresholds. Block groups that exceed thresholds for poverty, percentage of rentals, and home value (BG3-BG4 T9208.01, BG1 T9208.02) may be more vulnerable than block groups that exceed thresholds for education and people of color but have higher median home values and low poverty. A total of 20% of Walla Walla residents live within block groups that have high vulnerability ratings.

The remaining three cities include block groups with moderate to high vulnerability rankings. City of College Place has two block groups that rank high for vulnerability (BG2 T9203, BG3 T9203). BG3 has the lowest poverty score, highest percentage of rentals, lowest median home value, and highest percentage of people without a college degree for the city. A total of 35% of College Place residents live in block groups that have high vulnerability rankings.

City	Block Group	Population	% City Pop
Walla Walla	BG1 T9205	1,144	3%
	BG2 T9205	957	3%
	BG3 T9205	584	2%
	BG2 T9206	948	3%
	BG3 T9206	1,027	3%
	BG2 T9207.01	968	3%
	BG2 T9208.01	1,503	5%
College Place	BG2 T9203	1,800	20%
	BG3 T9203	1,384	15%

Table 4. High Vulnerability Block Group Population.

In response to concerns raised by the Stakeholder Advisory Committee for this project and in furtherance of state guidelines for specific consideration of vulnerable populations, the below chart includes the percentage of seniors within each population listed by block group and that block groups vulnerability index. Most of the areas with the highest concentration of seniors are not within block groups considered the most vulnerable. While this analysis does not indicate any alarming patterns, it is important that anti-displacement strategies take special note of seniors and recognize that displacement can occur across the region.

City	Block Group	% 65+	Total Indicators
Walla Walla	BG1 T9204	4%	2
	BG1 T9205	8%	6
	BG2 T9205	4%	5
	BG3 T9205	8%	6
	BG1 T9206	39%	4
	BG2 T9206	10%	6
	BG3 T9206	21%	5
	BG4 T9206	6%	4
	BG5 T9206	43%	3
	BG1 T9207.01	22%	4
	BG2 T9207.01	8%	6
	BG3 T9207.01	18%	3
	BG4 T9207.01	35%	2
	BG1 T9207.02	17%	0
	BG2 T9207.02	21%	2
	BG3 T9207.02	18%	3
	BG4 T9207.02	12%	2
	BG1 T9208.01	24%	2
	BG2 T9208.01	14%	5
	BG3 T9208.01	13%	4
	BG4 T9208.01	8%	4
	BG1 T9208.02	15%	4
	BG2 T9208.02	27%	2
Waitsburg	BG4 T9201	20%	3
College Place	BG1 T9203	28%	3
	BG2 T9203	5%	5
	BG3 T9203	18%	5
	BG4 T9203	21%	1
Dayton	BG2 T9602	24%	4
	BG3 T9602	35%	1
	BG4 T9602	23%	3

Table 5. Percent Seniors (65+) by block group.

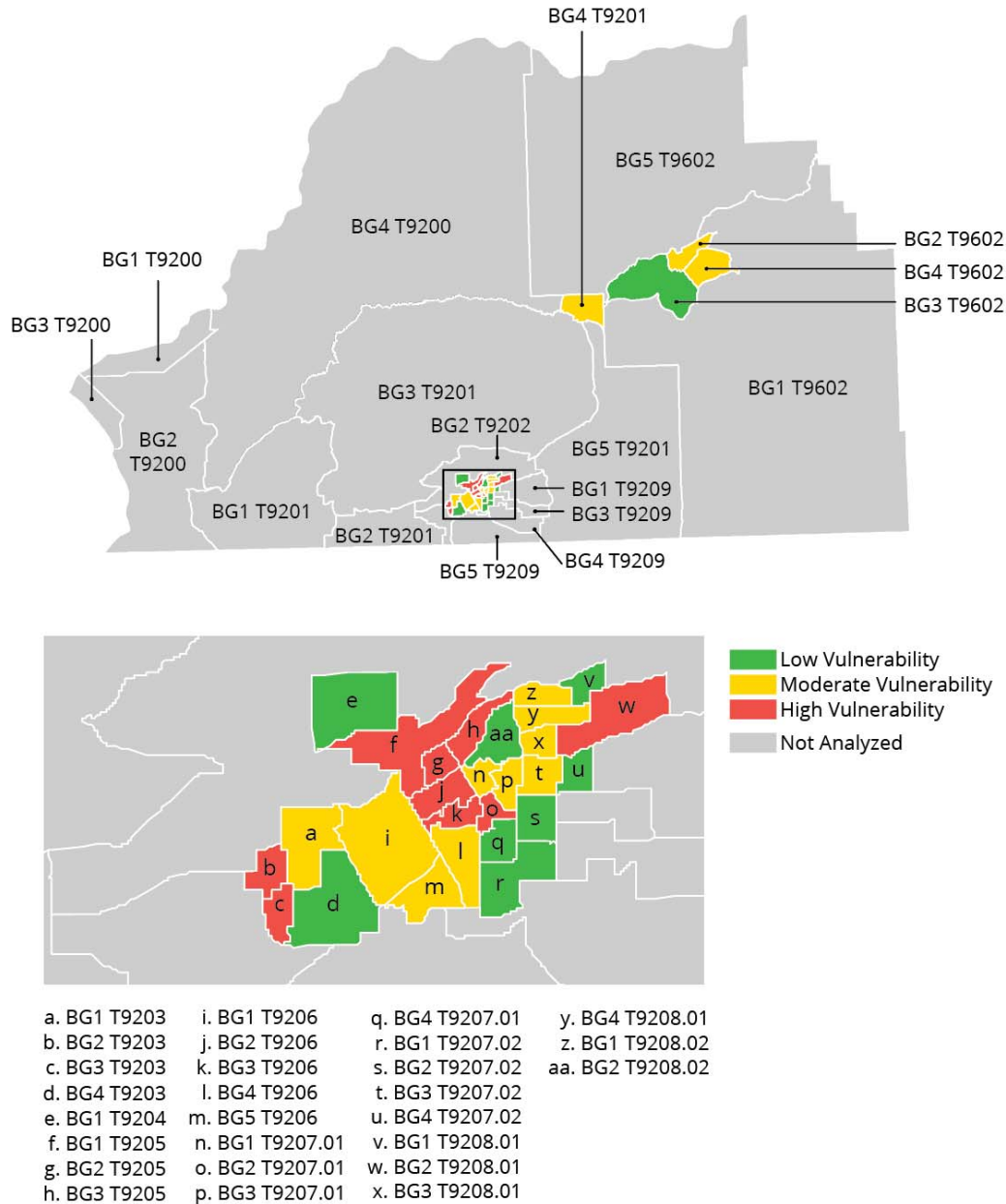


Figure 1. Block Group Map for Study Area with inset of Walla Walla and College Place.

Recommended Strategies to Mitigate Displacement

While the City of Walla Walla has the highest number of residents and blocks groups experiencing displacement vulnerability, all four cities in this study have either areas of high vulnerability or meet metrics that indicate increased susceptibility to displacement. Each of the cities should pursue a three-pronged approach to reducing displacement risk:

1. Mitigation for Individuals and Families Experiencing Displacement,
2. Land Use & Development Strategies to Increase Production of Affordable Housing, and
3. Economic Strategies to Increase Opportunity.

Each city does not necessarily need to carry out each of the strategies below. Instead, the recommended strategies should be viewed as a “menu” of policy and program choices to be implemented based on each community’s risk level and the viability of the strategy based on local conditions. Reducing displacement risk should be a regional effort, but the specific approach taken can (and should) differ on the local level.

1. Create Stability for Local Residents by Mitigating the Impact of Displacement:
 - o Anti-Displacement Impact Assessments

Integrate displacement into the analysis and review of potential policies, programs, and development applications by creating a standardized assessment of potentially unintended consequences upfront and enforcing reasonable mitigation efforts directly connected to the proposal.^{iv} Anti-Displacement measure must include a reliable way to track the impact new development has on Naturally Occurring Affordable Housing (NOAH). While increased production of new housing is essential to preserving supply, NOAH is frequently seen as ripe for redevelopment as soon as market rates surpass current value to create a ‘rent gap’ making redevelopment profitable. An impact assessment is one tool to track how many affordable units are being developed and at the cost of how many existing units. This option can function on a range of intensities with the obligation and cost either assigned applicants or city staff and the weight of the assessment varying depending on the severity of the issue within each jurisdiction and the viability of the requirement within local markets.

- o Rental Registration Program

A registration program would create a consolidated database of available units in the region, rental costs, and local practices. A small fee per unit could be set to fund the program, which could include a streamlined application process. The costly and time-consuming housing application process is often listed as a practical barrier to housing access. Multiple application forms, with slightly different requirements, and compounded credit check fees are prohibitively onerous. While some local service organizations provide some assistance, a streamlined process eases the burden on renters and landlords alike and help jurisdictions track relevant data.

- o Tenant Protection Enhancements

As vacancy rates decrease, an ordinance extending the notice period for no cause evictions to 60 days for landlords with five or more units would allow renters additional time to plan, contact services, and hopefully relocate without a disruption in adequate housing. Washington State already requires a 60-day period for tenants facing eviction because the owner lost the building in a foreclosure.

- o Emergency Rental Assistance

Aiding families facing homelessness due to temporary economic hardship in the form of Emergency Rental Assistance. Washington State Department of Social & Human Services (DSHS) offers one-time cash payment to get or keep safe housing or utilities in emergency situations to families eligible for the Additional Requirements for Emergent Needs (AREN) or the Diversion Program. The Eviction Rent Assistance Program (ERAP) Grant is part of Washington State’s short-term response to the COVID-19 disaster and offers three months of rent payment to prevent evictions.^v

- o Home Ownership Assistance

Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers. Washington offers the Home Advantage Needs Based Downpayment Assistance Loan Program with up to \$10,000 to eligible homebuyers.^{vi}

- o Utility Payment Financial Assistance & Homeowner Assistance

Homeowners are also subject to raising housing costs as property taxes, maintenance, heating, and cooling costs increase. This is particularly true for seniors on fixed incomes. Partnering with groups such as BMAC/The Healthy Homes Program, which provides weatherization and energy efficiency services, can reduce the burden on seniors. Washington State Department of Commerce's Home Rehabilitation Loan Program provides low-interest loans to low-income homeowners for repairs and necessary improvements.

2. Protect Regional Housing Stock: Increase Production of Affordable Housing Options

- o Affordable Housing Fund

In 2016, Vancouver voters authorized the use of property tax revenue (residential and commercial) to create an Affordable Housing Fund that can be used “for the purpose of buying, building and preserving low-income rental housing and preventing homelessness through rental assistance and housing services.”^{vii} The tax is capped at \$6 million and expected to generate \$43M dollars before it expires in 2023. At which point, Vancouver City Council can seek an extension or let it expire. Property tax exemptions are included for seniors and people with disabilities who earn less than \$40,000 a year.

- o Land Banking

Cities can reserve or ‘bank’ land for affordable housing, similar to a popular program created in Eugene, Oregon.^{viii} Sites being considered for purchase should be evaluated based on cost, density, environmental quality, and access transportation, community services, and jobs. Gentrification in more rural areas often results in lower-income households moving further away from city centers with longer commutes to jobs and services. Priority areas should be based on a combination of community vulnerability, recent Anti-Displacement Impact Assessments, and on the area's potential for offering meaning opportunities for safe and affordable housing close to jobs and services.

- o Community Land Trusts

Community land trusts create additional affordable home ownership opportunities by removing land from the costs of real estate. In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Thus, creating additional affordable opportunities for homebuyers by removing land from the cost of real estate. Resale value is not determined by the real estate market but set based on the local cost of living.

- o Right of First Offer/Refusal Program

Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households. Right of first offer places very minimal requirements on property owners. Notice would be sent that a property will be for sale and either the trust or the owner sets and offer price depending on the program framework. Funding assistance for this program could come from an Affordable Housing Fund.^{ix}

- o Affordable Housing on Public Land

Washington state (through RCW 43.63A.510 and RCW 39.33.015) directs specific state agencies to inventory under-utilized or surplus state-owned land, which can be used to develop housing for low- and moderate-income households (up to 115% of AMI).

- Zoning Protection for Manufactured Dwelling Parks

For many families, manufactured homes are an affordable housing option. They are built in a factory and transported to either a leased plot within a manufactured home park or on private property. It is important to ensure that local zoning ordinances do not unduly hinder the functioning and placement of manufactured homes. Protecting existing parks will increase affordable housing supply and mitigate involuntary displacement.

- Multifamily Tax Exemption

The Multifamily Tax Exemption (MFTE) is a tool that incentivizes the development of multifamily housing, described in depth in the Community Council Affordable Housing Report.

Cities with a population of at least 15,000 can use the MFTE to exempt property taxes for 12 years on new multifamily construction (with at least four units), provided 20% of the units are affordable to low- and moderate-income households (up to 115% of the median family income). In this case, the public funds go to the developer in the form of a tax break, not in the form of a rental payment. If the owner of the property decides to increase rates above the established affordability threshold, the tax exemption is cancelled, and the property is subject to additional tax penalties. Cities with populations of less than 15,000 can use this tool, provided they are the largest urban area in a county planning under the Growth Management Act. Small cities, however, may not have the financial resources to feasibly offer a property tax exemption. Another provision to the rule allows cities to exempt property taxes for multifamily development for eight years with no requirement that a percentage of the units be set aside for low-income renters. The area designated for the MFTE is determined by the local governing authority, and the intention of the legislation is to increase mixed-income residential opportunities, including affordable housing, in urban centers. Expansion of the targeted area within the urban core can open additional opportunities for incentivizing multifamily development.

3. Protect the Local Economy: Job Training Partnerships to foster local opportunities and prosperity through improved workforce development initiatives

Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Focus on both higher and secondary educational institutions in the region to take advantage of sector-based partnerships. Construction based partnerships in particular are likely to improve the supply of low-income housing. The goal is to create programs that offer training/apprenticeships and future job opportunities that improve the quality of jobs in the area.

¹ Community Council Report: Affordable Housing (April 2019) via
https://www.wwcommunitycouncil.org/media/1125/affordable-housing-study-report_2019.pdf

ⁱⁱ Florida, Richard. "How Coronavirus Will Reshape U.S. Cities." *Bloomberg.com*, Bloomberg, 2 July 2020, www.bloomberg.com/news/features/2020-07-02/how-coronavirus-will-reshape-u-s-cities.

ⁱⁱⁱ 2018 Gentrification and Displacement Neighborhood Typology Assessment, Key Findings and Methodology Report, Bureau of Planning and Sustainability, City of Portland, Oregon, via https://www.portland.gov/sites/default/files/2020-01/gentrification_displacement_typology_analysis_2018_10222018.pdf

^{iv} King County Washington Equity Impact Review Process Overview (March 2016) via https://www.kingcounty.gov/~media/elected/executive/equity-social-justice/2016/The_Equity_Impact_Review_checklist_Mar2016.ashx?la=en

^v Washington State Department of Commerce, Homeless Assistance via <https://www.commerce.wa.gov/serving-communities/homelessness/>

^{vi} Washington State Housing Finance Commission, Home Advantage Program via <https://www.wshfc.org/buyers/HomeAdvantage.htm>

^{vii} *Affordable Housing Fund | City of Vancouver Washington*, Community Development Programs, May 2020, www.cityofvancouver.us/ced/page/affordable-housing-fund.

^{viii} Landbanking Program for Affordable Housing, Government Innovators Network, Harvard Kennedy School Ash Center for Democratic Governance and Innovation, 2007 Finalist, <https://www.innovations.harvard.edu/landbanking-program-affordable-housing>

^{ix} Kim, Jihyeon; Knapp-Rossi, Malia; Lance, Jeff; Meyers, Joseph; Moulton, Aster; and Stone, Tay, "Reside Vancouver: An Anti-Displacement Plan" (2019). *Master of Urban and Regional Planning Workshop Projects*. 170. <https://archives.pdx.edu/ds/psu/29217>



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2021-S-3034

Submittal Date Time: 08/20/2021

Submittal Information

Jurisdiction	City of College Place
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Combined Comprehensive Plan and Development Regulation Amendment

Amendment Information

Brief Description

City's Comprehensive Plan to broaden and strengthen the City's commitment to affordable housing and development regulations that will reestablish manufactured home park zoning and measures to notify manufactured home owners of any intent of a park owner to sell.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 11/09/2021

Attachments

Attachment Type	File Name	Upload Date
Public Notice	Public.Notice.UDC.2021.08.19.pdf	08/20/2021 10:58 AM
SEPA Materials	DNS College Place Comp Plan & Development Regs 2021.08.20.pdf	08/20/2021 10:58 AM
SEPA Materials	SEPA Checklist 08-19-21.pdf	08/20/2021 10:59 AM
Combined Comp Plan and Dev Reg Amend - Draft	2021 UDC Proposed Housekeeping Amendments 08-13-21.pdf	08/20/2021 11:00 AM
Combined Comp Plan and Dev Reg Amend - Draft	Potential Revisions to the Approved Goals and Policies 08-13-21.pdf	08/20/2021 11:00 AM
Combined Comp Plan and Dev Reg Amend - Draft	Manufactured Housing District Standards Planning Commission Review draft 08-13-21.pdf	08/20/2021 11:02 AM
Map	Official Zoning Map Public Review Draft 08-12-2021 24x36.pdf	08/20/2021 11:03 AM

Contact Information

Prefix	Mr.
First Name	Jon
Last Name	Rickard
Title	Community Development Director
Work	(509) 394-8524
Cell	
Email	jrickard@cpwa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

☒ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name	Jon Rickard
Email	jrickard@cpwa.us

**CITY OF COLLEGE PLACE, WA
NOTICE OF APPLICATION
COMPLIANCE WITH STATE ENVIRONMENTAL POLICY ACT
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of College Place, Washington has prepared draft revisions to the City Comprehensive Plan, Development Regulations, & Zoning in accordance with the provisions of the Washington State Growth Management Act. In addition, an Environmental Checklist for this non-project action has been prepared in accordance with the provisions of the Washington State Environmental Policy Act. Copies of these documents are available for review on the City's website at http://www.cpwa.us/departments/planning/public_notice.php.

It is anticipated that the City will issue a Determination of Non-Significance for this non-project action. As a result, a single integrated public review and comment period is being provided to receive comments on the draft modifications to the Comprehensive Plan and Title 14 - Unified Development Regulations and the likely SEPA Threshold Determination in accordance with the Optional DNS process outlined in WAC 197-11-355. This may be the last opportunity to comment on the environmental impacts of this proposed non-project action and mitigation measures may be included under applicable codes regardless of whether an EIS is prepared.

The Planning Commission will hold a public hearing via Zoom.us on **October 19, 2021 at 7:00 PM** to consider the draft Unified Development Regulations and any comments received.

Written comments on the draft Unified Development Regulations or likely SEPA Threshold Determination must be submitted, **no later than 5:00PM on October 19, 2021** to Jon Rickard, College Place Community Development Director, 625 S College Avenue, College Place, WA 99324 or via email at jrickard@cpwa.us.

The Zoom attendee link is: <https://us06web.zoom.us/j/82652303537>

Or phone: [1-253-215-8782](tel:1-253-215-8782) ID# 826 5230 3537

(Phone controls: *6 - toggle mute/un-mute and *9 - raise hand)

COVID-19 Virtual Meeting Public Hearing Testimony Procedure:

When submitting testimony for a public hearing, include the following regardless of the manner you are using:

- Your Name
- Your Address

Publish August 20 and October 5, 2021 – Legal section of Union Bulletin

Public testimony for an item requiring testimony be received by the public can be provided in one of three ways:

- Testimony may be submitted in writing no later than 5:00 PM on the meeting date to be included the record.
- Testimony may be submitted by telephone during the meeting by calling a number that will be provided to you upon notification to the Community Development Director no later than 4:00 PM the Monday before the day of the meeting.
- Testimony may be submitted by virtual meeting attendance by link that will be provided to you upon notification to the Community Development Director no later than 4:00 PM the Monday before the day of the meeting.

If you would like to testify by either phone or virtual meeting, you can contact the Community Development Director at jrickard@cpwa.us or by phone at 509-394-8524 no later than 4:00 PM on the Monday before the meeting date.

All comments received will be reviewed by the Planning Commission and will be included as a part of the public record that is forwarded to the College Place City Council.

It is anticipated that the City Council will review the Planning Commission's recommendation at their regularly scheduled meeting on November 9th and that action by the City Council is expected to be taken during that meeting. If you would like to receive notices regarding future meetings and public hearings on the Unified Development Regulations and/or to receive a copy of the SEPA Threshold Determination, or if you have questions regarding the update of the development code process, please call Jon Rickard at 509-394-8524 or email him at jrickard@cpwa.us.

**CITY OF COLLEGE PLACE, WASHINGTON
COMPREHENSIVE PLAN UPDATE
ENVIRONMENTAL CHECKLIST**

The State Environmental Policy Act (SEPA) requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. A standard environmental checklist must be completed to determine the impact of the proposal. The purpose of this checklist is to provide information to help identify impacts from the proposal (and to reduce or avoid impacts from the proposal, if it can be done). The checklist must be completed even for non-project proposals that aren't specific to a certain site, such as the adoption of amendments to update the City's Comprehensive Plan as well as amendments to the City's Development Regulations and Official Zoning Map to implement the updated Comprehensive Plan.

This environmental review assesses the potential environmental impacts associated with proposed amendments to the City's Comprehensive Plan and Development Regulations prepared in accordance with the provisions of the Washington State Growth Management Act. As you will note, several sections of the environmental checklist do not apply to the proposed action, as the standard checklist was developed for site-specific projects. The responses to the environmental checklist are in italics below.

A. BACKGROUND

1. Name of proposed project, if applicable:

City of College Place Comprehensive Plan and Unified Development Code Amendments.

2. Name of applicant:

City of College Place, WA.

3. Address and phone number of applicant and contact person:

*Jon Rickard, Planning Director
City of College Place
625 S College Avenue
College Place, WA 99324
509-394-8524*

4. Date checklist prepared:

August 19, 2021

5. Agency requesting checklist:

City of College Place, WA

6. Proposed timing or schedule (including phasing, if applicable):

The City of College Place has received a request from the Walla Walla Community Council to amend the policies in the City's Comprehensive Plan to broaden and strengthen the City's commitment to affordable housing. In addition, the City through its participation in the regional coalition to prepare a Regional Housing Action Plan, has identified opportunities to review and update the County-wide Planning Policies to support the development of more affordable housing. As a result, the City has prepared a number of potential revisions to the policies in its Comprehensive Plan. To implement these revisions, the City has also prepared potential revisions to the official Zoning map and the City's Unified Development Code. These potential revisions are being distributed for an integrated SEPA/GMA review. It is anticipated that a 60-day comment period will formally commence on or about August 20, 2021 and conclude on or about October 19, 2021. A public hearing will be held at the end of this 60-day comment period on October 19, 2021. All comments received by the City will be reviewed and any necessary revisions to the documents will be made prior to adoption in November 2021. A final review draft was presented to the College Place Planning Commission on August 17, 2021. The first reading of an adoption ordinance would occur at the Tuesday October 26, 2021 City Council meeting. The Second Reading and action by the City Council on the amended Comprehensive Plan and Development Regulations could occur on Tuesday November 9, 2021. More information on this proposal can be found on the City website at http://www.cpwa.us/departments/planning/comprehensive_plan.php and interested parties may contact the City Planning Department at jrickard@cpwa.us to receive email notifications of all meetings associated with the adoption of the proposed amendments to the College Place Comprehensive Plan.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The City of College Place may prepare for public review and comments additional amendments to the City's Unified Development Code to further promote affordable housing in the community. In addition, the City will be soliciting comprehensive plan amendments on an annual basis until it initiates the next scheduled review and update process that must be completed by June of 2026. All proposed amendments to the Comprehensive Plan, the Development Regulations, and the Official Zoning Map will be subject to public review and comment.

In addition, the City of College Place, in partnership with the City of Walla Walla, and Walla Walla County, will be initiating a process to review and update the County-wide planning Policies with a particular emphasis on affordable housing and the methodology for allocating growth to Urban Growth Areas. This collaborative planning process may take a year or more to complete and all results will be subject to public review and comment by the respective jurisdictions before any subsequent action is taken.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Project specific reviews will be prepared for specific development proposals submitted subsequent to the adoption of the proposed amendments to the City's Comprehensive Plan, Development Regulations and Official Zoning Map.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Similar proposals have been presented to the City of Walla Walla.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed amendments to the City's Comprehensive Plan and subsequent amendments to the City's Unified Development Code are subject to review and approval by the College Place City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Comprehensive Plan amendments proposed by the Walla Walla Community Council are intended to broaden the strengthen the City's commitment to affordable housing. The amendments emphasize the protection of existing affordable housing and promote measures to preserve existing manufactured housing and mobile home parks, including provisions to mitigate the displacement of residents due to closure or development of existing parks.

The City has proposed some related revisions to provide a framework for the review and update of the County-wide planning Policies with an emphasis on affordable housing and the methodology for reviewing and approving adjustment to Urban Growth Area boundaries.

In addition, minor revisions are proposed to delete outdated policies, to clarify Level-of-Service Standards, and to make editorial changes to improve readability.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Please see the attached map that includes proposed revisions to the City of College Place Official Zoning Map to reinstate the Manufactured Housing/Mobile Home Park District.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The City of College Place is relatively flat although there is a drop off along the western boundary of the city. A topographical map of the City can be viewed on the Walla Walla County website.

- b. What is the steepest slope on the site (approximate percent slope)?

N/A

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

N/A

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. The existing City Development Regulations include standards that govern future land clearing and development activities in an effort to prevent erosion from occurring.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The existing Development Regulations include standards to control erosion and to manage storm water runoff as well as standards to govern development activities near geological hazard areas.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The existing Development Regulations include environmental review procedures that will protect air quality.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Garrison Creek and Stone Creek run through the City.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

- b. Ground Water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The existing Development Regulations also contain provisions to protect Critical Aquifer Recharge Areas as well as environmental review procedures to protect water quality.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☒ pasture
- ☒ crop or grain
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A

- c. List threatened or endangered species known to be on or near the site.

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The existing Development Regulations include provisions to protect shorelines and native vegetation, as well as environmentally sensitive areas. In addition, the regulations include landscaping standards that emphasize the use of native plants.

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

see below

- b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered species have the potential to be impacted by the proposed amendments to the City's Comprehensive Plan. The U.S. Fish and Wildlife Service lists the following threatened and endangered species as potentially being present in Walla Walla County:

•Western U.S. distinct population segment (DPS) yellow-billed cuckoo (Coccyzus americanus). Threatened. The preferred habitat of this species is dense riparian forests, which are not present in the project area.

•Columbia River DPS bull trout (Salvelinus confluentus). Threatened. No in-water work is planned for this project.

The National Marine Fisheries Service lists several anadromous salmonid species as occurring in Walla Walla County, which is part of the Interior Columbia Domain; these include Snake River Sockeye (Endangered), Snake River Fall-Run Chinook (Threatened), Snake River Spring/Summer-Run Chinook (Threatened), Snake River Steelhead

(Threatened), Upper Columbia River Spring-Run Chinook (Endangered), Upper Columbia River Steelhead (Threatened), and Middle Columbia River Steelhead (Threatened). The fact that there are no water bodies within the project limits and no in water work planned, none of these species will be impacted by the project.

The Washington State Department of Fish and Wildlife Priority Habitats and Species website identifies records of federally listed species known to occur in the area. In this location they listed one species Ferruginous Hawk which is listed at the state level as Threatened. Since no trees are planned to be removed as part of this project, the species will not be impacted by the proposed project.

- c. Is the site part of a migration route? If so, explain.

The City is within the Pacific Flyway for migratory birds. The proposed Comprehensive Plan and Unified Development Code Amendments are not anticipated to impact migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any:

The existing Development Regulations include Environmental Review procedures and standards to protect Critical Areas and wildlife habitat.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- 1) Describe special emergency services that might be required.

N/A

- 2) Proposed measures to reduce or control environmental health hazards, if any:

The existing Development Regulations include environmental review procedures to prevent or control environmental health hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

N/A

- 3) Proposed measures to reduce or control noise impacts, if any:

The proposed Development Regulations include environmental review procedures to reduce or control noise impacts.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

There are 3,316 parcels in the City and 67% are being used for single family residences. Less than 10% of the parcels in the City are vacant and there are no parcels zoned Light Industrial that are vacant and suitable for development.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There are approximately 20 parcels in the City that are being used for agricultural purposes.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

The proposed amendments to the Comprehensive Plan includes a policy to reverse a previous policy and re-establish a separate zoning district for manufactured housing and mobile home parks. A Manufactured Housing Community/Mobile Home Park (MHP) zoning district would be added to the Official Zoning Map along the following zoning districts:

- *Single Family Residential*
- *Multi-Family Residential*
- *Manufactured Housing/Mobile Home Park (MHP)*
- *Commercial*
- *Light Industrial*
- *Downtown Mixed Use*
- *University District*
- *Parks, Recreation, and Open Space*

f. What is the current comprehensive plan designation of the site?

Land Use designations are put forth in a matrix in the Land Use Element of the Comprehensive Plan. A Future Land Use map has been prepared in accordance with the criteria contained in the Comprehensive Plan and includes the following designations:

- Single Family Residential*
- Multiple Family Residential*
- Commercial*
- Light Industrial*
- *College Avenue District*
- University District*
- *Parks, Recreation, and Open Space*

g. If applicable, what is the current shoreline master program designation of the site?

There are no jurisdictional shorelines in the City of College Place.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The following environmentally sensitive areas can be found in the City and are protected by the City's Development Regulations.

- Critical aquifer recharge areas*
- Wetlands*
- Frequently flooded areas*
- Geologically hazardous areas*
- Fish and wildlife habitat conservation areas*

- i. Approximately how many people would reside or work in the completed project?

N/A

- j. Approximately how many people would the completed project displace?

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The existing Development Regulations include uniform procedures to process land use applications in accordance with the provisions of the Washington State Growth Management Act.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The zoning and development regulations in place encourage infill and efficient use of undeveloped land.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The intent of the amendments is to preserve existing affordable housing opportunities and promote additional affordable housing opportunities.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The intent of the amendments is to prevent the redevelopment of existing affordable housing and the displacement due sale or closure of existing manufactured housing parks.

- c. Proposed measures to reduce or control housing impacts, if any:

Proposed amendments to the City's Comprehensive Plan include several policies intended to increase housing opportunities in the City, and to promote more affordable housing. The existing Development Regulations include environmental review procedures to ensure that the potential adverse impacts associated with the development of new housing are avoided or mitigated.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

The existing Development Regulations include environmental review procedures to prevent reduce, or control light and glare impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

-Kiwanis Park
-Lions Park
-Harvest Meadows Park
-Veterans Park at Homestead

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The Comprehensive Plan includes an updated Parks Plan which identifies park development standards, identifies areas underserved by parks, and establishes policies for the joint use of facilities. The Parks Plan was prepared to the standards of the Washington State Office of Recreation and Conservation and will be used to support grant applications to expand parks and recreation opportunities in the community.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The city development regulations require advanced consultation with the tribes and the department of archeology and historic preservation and requires surveys as necessary.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The Comprehensive Plan includes Goals and Policies on historic preservation. The existing Development Regulations include environmental review procedures to avoid or mitigate potential adverse impacts to historical properties or cultural resources.

14. Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

There is a transportation systems map in the Comprehensive Plan.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, Valley Transit serves College Place and the Walla Walla Valley

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

There are new street corridors identified in the Transportation Element of the Comprehensive Plan. In addition, there is a list of planned transportation improvements. A bike lane is being added along the south side of W Whitman Drive to enable bicyclists to ride out to the Whitman Mission, a regional tourism facility.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

There is a rail line that runs along the northern boundary of the City and just outside of the City is Martin Airfield.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A.

- g. Proposed measures to reduce or control transportation impacts, if any:

The existing Development Regulations include environmental review procedures and concurrency requirements to reduce or control transportation impacts.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

There are provisions in the City's Development Regulations to reduce direct impacts on public services, in addition the City has authority under the Washington State Environmental Policy Act to avoid, minimize, or mitigate potential adverse impacts.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

The City provides a full range of municipal services which are complemented by two electrical service providers, private telephone, and private natural gas providers.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Jon Rickard

Position and Agency/Organization: Community Development Director, City of College Place

Date Submitted: August 20, 2021

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The existing Development Regulations includes environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The existing Development Regulations includes environmental review procedures and development standards to protect plants, animals, and fish and their habitats.

3. How would the proposal be likely to deplete energy or natural resources?

No. The existing Development Regulations include standards and procedures to protect natural resource lands and to conserve energy resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The existing Development Regulations were specifically designed to protect environmentally sensitive areas, wetlands, floodplains, shorelines, and designated Agricultural and Natural Resource Lands.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

There are no jurisdictional shorelines in the City of College Place.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The zoning control, development standards, and concurrency requirements should reduce the demands on transportation and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments to the College Place Comprehensive Plan were developed in accordance with the provisions of the Washington State Growth Management Act.

WAC 197-11-970 DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: *The City of College Place has received a request to amend the policies in the City's Comprehensive Plan to broaden and strengthen the City's commitment to affordable housing. In addition, the City through its participation in the regional coalition to prepare a Regional Housing Action Plan, has identified opportunities to review and update the County-wide Planning Policies to support the development of more affordable housing. As a result, the City has prepared a number of potential revisions to the policies in its Comprehensive Plan. An amendment to the Development Regulations is also being proposed that will reestablish Manufactured Home Park zoning which also includes measures to notify manufactured home owners of any intent of a park owner to sell.*

Proponent: City of College Place
Community Development Department
625 S College Ave
College Place, WA 99324

Location of Proposal: This proposal will affect the growth of the City of College Place for the next twenty years.

Lead Agency: City of College Place
625 S. College Ave.
College Place, WA 99324

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ **There is no comment period for this DNS.**

☒ **This DNS is issued after using the optional DNS process in WAC [197-11-355](#). There is no further comment period on the DNS.**

☐ **This DNS is issued under WAC [197-11-340](#)(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by: Month Date, year**

Responsible official: Jonathan J Rickard

Position/title: Community Development Director

Phone: 509-394-8524

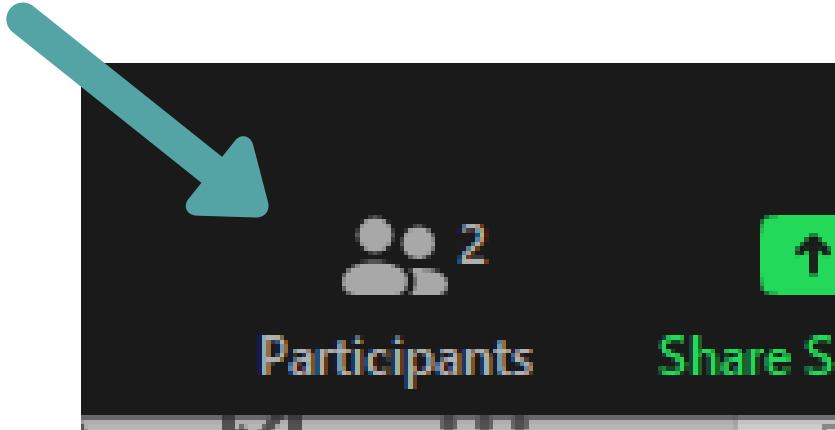
Address: 625 S College Ave, College Place WA 99324

August 20, 2021
Date


Signature

Zoom Tutorial:

How To Raise Your Hand!



To use the "Raise Hand" function of the meeting software:

Locate
"Participants" at
the bottom of the
meeting window.
Click on it.

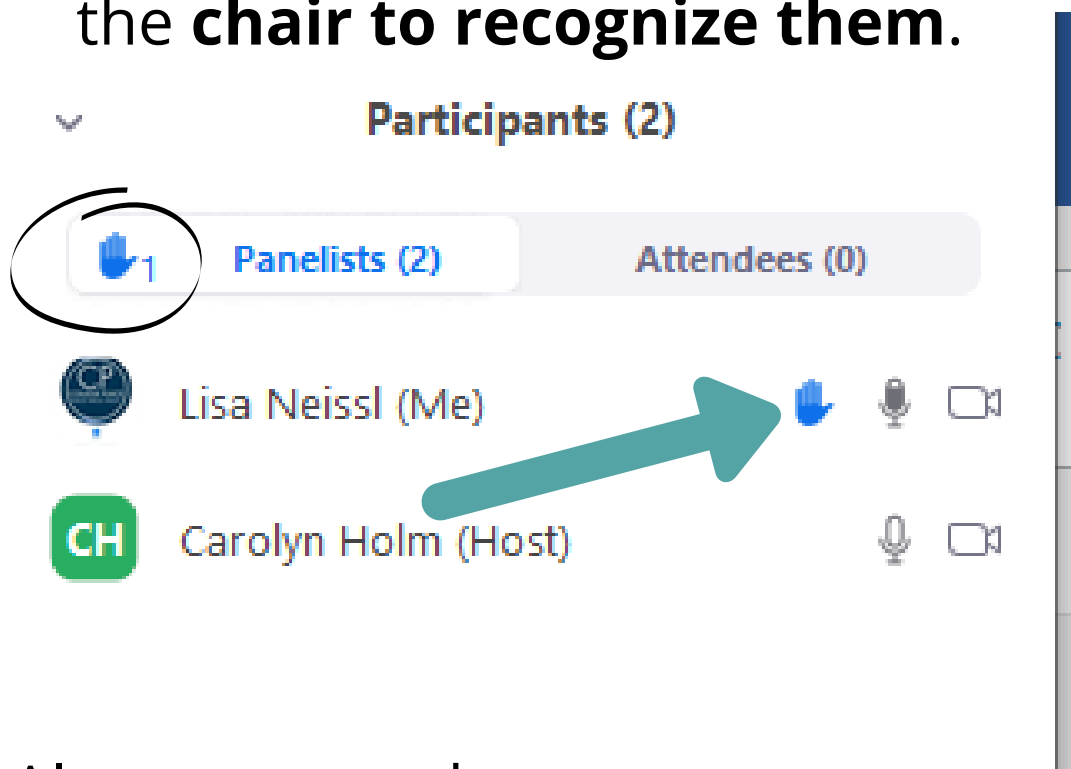
This will bring up a list of the participants. One tab for panelists and another for attendees.

On the bottom right is a button to **Raise Hand**



Zoom Tutorial: How To Raise Your Hand! (Cont.)

The participants tabs will show who and how many are raising their hands to allow the **chair to recognize them**.



Also note, you have easy access to mute/unmute and video settings here.



From: [Mike Von Brethorst](#)
To: [Jon Rickard](#)
Subject: Country Estates zoning issue
Date: Monday, October 11, 2021 12:23:50 PM

STOP and VERIFY - This message came from outside of the City of College Place.

A copy of this email has been sent to

Attn: Jon Rickard, Director of Community Development

Dear College Place City Council

It is the responsibility of government to protect all of its citizens. It is not their duty to reward some at the expense of others. This would be especially true of those who least can afford expensive change. When the land encompassing Country Estates was redefined from Mobile home only, to multi-family residential property, that may have been good for some, but it definitely placed a lot of people at potential risk.

It may have benefited the city to do so to gain revenue from land that became more valuable by the stroke of a pen. It definitely put the one owning the land in a position to sell their property at a much higher price or keep it and develop it themselves for a monetary gain. The other option would be to keep the land and leave things as is, but to struggle to pay higher taxes on ever increasing land values. That struggle is real and it can make anyone take the natural position that most would make and for monetary gain either develop or sell the land. That more appealing option was placed on the table when the zoning was changed to multi family residential.

Current residents have been told and are still being told that there is nothing to worry about, but as we all know, minds can and do change. The residents of Country Estates are actually paying for the land without owning it and are told in effect that everything is fine. There are no worries, we promise. You should notice that no one leaving Country Estates takes the structure with them because that would be a ridiculous endeavor. The cost of moving would be prohibitive and the loss of value would be devastating to most. That is why people sell the home and leave it on the property.

If the land were sold, the new owner would not reap any value from the land unless they ask those living on it to leave, or pay much more to pay for the higher valued land.. The higher value and purchase price would most likely require more expensive development and thereby new and more expensive homes or apartments built.

The homes in Country Estates are owned primarily by people who are retired, on a fixed income, or cannot afford a more expensive home. It is a 55 or older community with most much older and not able to withstand even small disturbances to their life, much less the possibility of losing their home. The value of the homes that are sold in the community are not just based in the building value. The real value is based on where that home is placed. There is no home in Country Estates that would not lose significant value if moved because those purchasing the home are buying a home, not a structure. In fact many of these homes, if moved would in many cases be harmed or destroyed adding even greater expenses to those who can least afford the expense.

When people buy a home in Country Estates it is most likely to be the last home that they will own. They are buying with the understanding that they will not be evicted on some technicality. They are buying believing that they will be secure and protected against events like the land being sold from underneath them. When we purchased a home here it was understood that the land was zoned for mobile homes. The zone change placed us in immediate jeopardy. This home by itself was not worth what we paid. There had to be a lot of work done on the structure to make it suitable for us. It would lose more than 50% of its value if moved and the cost of moving it with all other costs involved would be onerous. The losses would be untenable and for some life threatening.

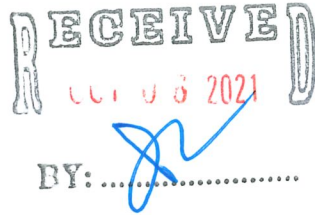
I ask that the City Council of College Place reverse the rezoning decision made in 2018 and again zone the land referred to as Country Estates back to Mobile home only.

Thank you.

Mike and Carol Von Brethorst

1075 SE Raven Ln.

College Place, WA 99324



1453 Bobolink Lane
College Place, WA 99324
October 2, 2021

City of College Place
625 S. College Avenue
College Place, WA 99324

RE: Mobile Home Park Zoning

Dear Mayor Hernandez, Council Members & Director of Community Development:

We first moved to College Place, Washington in 1965: years later we left the area and came back in 1994 – it felt like coming back home!

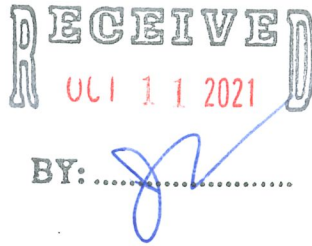
We now live in Country Estates Manufactured Housing Community and have been here since 1999.

My heart saddens when I hear what the city has done (or allowed to happen). No thought or concern for senior citizens like my wife and I (married 63 years). I wouldn't trade her for anything; she is sooo precious to me, as is our home in Country Estates.

Please, please, don't take it away from us who live here! Please preserve and protect our homes and restore mobile home park zoning to Country Estates!

Sincerely,


Harvey Dalke



1460 Sandpiper
College Place, WA 99324
October 5, 2021

City of College Place
Attn: Jon Rickard, Director of Community Development
625 S. College Avenue
College Place, WA 99324

Dear Mr. Rickard,

I am a senior citizen and I have lived at Country Estates Manufactured Home Park for decades; I hope to live here for many more years. The housing is affordable and if the park were sold, I would have nowhere else to go.

Several months ago it was brought to my attention that the park is no longer zoned as a mobile home park; instead it is zoned multi-family residential. From what I understand, this means that the land underneath my home could be sold by my landlord (Craig Rongey) for redevelopment. I read that Rancho Villa Manufactured Home Park recently sold for 16 million dollars and I can only imagine what Country Estates might currently be worth.

We all know that "money talks" and despite the promises of my landlord, the fact remains that I, my friends and my neighbors are now extremely vulnerable, should the landlord have a change of heart. Please restore mobile home park zoning to Country Estates as soon as possible. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Sharon Gabel". The signature is fluid and cursive, with the first name "Sharon" and last name "Gabel" clearly distinguishable.

Sharon Gabel

From: gumm@roadrunner.com
To: [Jon Rickard](#)
Subject: restoring mobile home park zoning
Date: Thursday, October 14, 2021 1:00:47 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Planning Commission,

I, Robert Allan Hodge, 961 SE Scenic View Drive, College Place would like to have Mobile Home Park Zoning restored to Country Estates. I have lived here for 10 years. It's a wonderful community and have made lots of lasting friendships. I live on Social Security and don't have a lot of money and couldn't afford to relocate. Please consider this letter.

Thank you,
Robert A. Hodge

RECEIVED
OCT 06 2021

BY: 

1462 Bobolink Lane
College Place, WA 99324
October 4, 2021

City of College Place
Attn: Planning Commission
625 S. College Avenue
College Place, WA 99324

Dear Mr. Rickard and Members of the Planning Commission,

I am a senior citizen, a veteran and a long-term resident of Country Estates Manufactured Housing Community. I enjoy my home and my independence and wish to reside at Country Estates as long as I am able to do so.

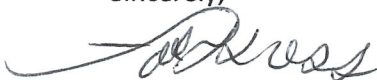
One of the benefits of living at Country Estates is that it has been zoned as a mobile home park for many years. Knowing this brought me a great deal of comfort since it meant that the property could not be sold to a developer. I was appalled to recently learn that instead Country Estates is now zoned multi-family residential and the land beneath my home could be sold; this uncertainty has caused me a tremendous amount of stress. I also recently learned that Rancho Villa Manufactured Housing Community was sold for 16 million dollars. This is also deeply concerning, since any land owner, including the owner of Country Estates, is likely to be tempted by that amount of money.

If Country Estates were sold I, and my dog, who brings me a great deal of comfort, would have no place to go. And if I were able to relocate, it would be devastating and life-altering since I would likely need to move quite a distance from family, friends and health care providers with whom I have an established relationship.

I understand that you will soon be making a recommendation to the city council concerning the restoration of mobile home park zoning to Country Estates. Please consider all of the consequences, which resulted from rezoning Country Estates to multi-family residential and please restore mobile home park zoning as soon as possible.

Thank you.

Sincerely,



Joel Kress

From: lnlocken@charter.net
To: [Jon Rickard](#)
Subject: rezoning of country estates
Date: Wednesday, October 13, 2021 12:52:52 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Mr. Rickard,

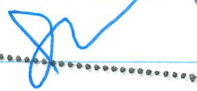
Two years ago my husband and I moved from La Grande, Oregon. After eighty years in the Oregon valley, this was not a move taken lightly. We were thrilled with Country Estates.

What a beautiful, quiet, safe place to live. Now we understand the area was rezoned in order to have low cost housing brought in. What a tragedy that would be for the most vulnerable of citizens! Please if you can do anything to prevent this, we would be so grateful. The crime rate would go sky high. We saw it happen in La grande. The seniors in County Estates can not handle this. Please help. I appreciate your time and anything you can do to help. Laura and La Verne Locken 1444 S.E. Osprey Lane, College place, Wa 509-876-4214

Date: Sept. 4, 2021

To: Jon Rickard
625 S. College Ave.
College Place, WA. 99324

RECEIVED
OCT 08 2021

BY: 

From: Shirley McKnight
1459 S.E. Bobolink Ln
College Place, WA. 99324

Please restore the mobile Park Zone to our homes here in Country Estates. I purchased my ^{home} here in 2012.

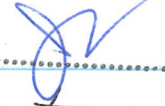
I was married in 1957. I stayed home as a housewife. My social security is low. If the zoning is restored, a developer could make an offer of millions to the owner of the park, as you know. This would be catastrophic for me, and many other residents.

"Thank you" for your reconsideration of our Zone,

Yours truly: Shirley McKnight

RECEIVED
OCT 14 2021

To: Mr. Jon Rickard
College Place Community Development Director

BY: 

From: Bud and Elizabeth Peil
Residents of Country Estates Mobile Home Park

Date: October 14, 2021

Re: Zoning of Country Estates property

Dear Sir: We are writing this letter to seek your assistance in ensuring Country Estates MHP is zoned as a "Manufactured Home Park" exclusively. We have been residents here for (2) separate time periods. The first for (10) years and now for another (7) years. We sold our "stick built" residence and relocated here where the price of homes runs the gamut from low \$30K to \$250K. Thus ourselves and others can find a affordable home in a beautiful, esthetic atmosphere. Due to Park Rules and Regulations the homes are kept to pleasing standards. "It is not a Trailer Park" of biased thinking individuals that existed mostly prior to 40 years ago. Here you can find a wide range of backgrounds from Practicing/Retired Physicians to Engineers, Social Workers and Blue Colored Craftsmen, Nurses and other trained backgrounds. We need this housing options in Walla Walla County's growing economy. Please be understanding to our needs. Sincerely
Bud & Elizabeth Peil Resident

Cell phone 504 386-1958

RECEIVED
BY: 

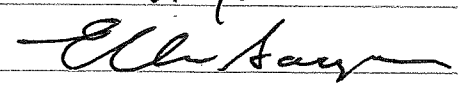
Hi my name is Ellen Sledge.

I'm asking the City of
College Place to Reconsider
Rezoning Mobile Home
Parks in the City.

This could impact
Vulnerable Citizens in our
Community. Many of
our Seniors in these
Parks are low income
and cannot afford the
increases in rent.

Or being forced to
move their Homes to
another location

Thank you



I live in Country Estates MHP and I fully support restoring Mobile Home Park zoning.

We purchased a brand new home in 2007 and when making inquiries, we learned that Country Estates was zoned as a MHP. We were further assured by a council member that rezoning the park would require the city to hold public meetings, public votes and more and it was extremely unlikely that would ever happen. And yet, here we are 14 years later, in the exact circumstance we were told could never happen. Moreover, residents were never told that the zoning had been changed in 2018.

When we purchased our home it was with the understanding that we would live here until we could no longer care for ourselves. Now we feel completely vulnerable and our future could depend on a single vote: Will our city council restore MHP zoning as it was, or will it remain MFR meaning the land under our home could be sold to a developer? There are no park lots in this county to move our home to. And like many tenants, we could not realistically afford to buy land, move our home, and do the required land improvements.

I have listened to many of your meetings on line and there are a few issues that I would like to address. This and other MHP's in our town are considered affordable housing, but neither park has homes with peeling paint, broken windows, or over grown weeds as one of the planning commissioners has described. And further, at Country Estates the homes and yards are maintained by the residents and has little to nothing to do with owners or managers. The landlords oversee 3 - 4 "common areas" only as well as the manager's lot, and to be quite frank, aside from the pool/clubhouse area, those are the most poorly maintained lots in the community. Specifically, the lots at 924 Scenic View & 933 Robin were once the site of historical structures (Poor House Farm and Barn); purchased several years ago and quickly demolished by the landlords, they languish and continue to lay largely barren except for rubble, weeds etc.

Finally, some of the planning commissioners have described Country Estates and Sunset Villa as being quite attractive, and I agree. That is one of the primary reasons that my wife and I chose Country Estates as our home. Bear in mind that Country Estates was surveyed, platted and developed according to very strict standards and that is in large part what accounts for the attractive, neighborhood-like appearance of our park. Among other things, those standards required specific setbacks and minimum lot sizes. If you remove these standards as Mr. Rickard is proposing, you will have precisely the types of parks that Commissioner Dawson has shown such disdain for. At minimum, the existing parks should be grandfathered under the current development standards and only new parks should be affected by smaller lots and smaller setbacks. I will remind you that tenants purchase only the home and lease the lot, paying the same lot rent regardless of size. Therefore, encouraging smaller lots and more density benefits the owner, but harms the quality of life for residents and will create the very type of parks that many taxpayers find objectionable. It therefore begs the question – Why would the Planning Commission consider eliminating or reducing the development standards?

Thank you for listening to my comments and I ask that you vote to restore MHP zoning. Together the residents of Country Estates and Sunset Villa account for nearly 500 senior citizens, and many are low income and /or disabled. One of our friends in Country Estates is a 98 year old widow. If you do not restore MHP zoning many residents could be at risk of becoming homeless. With the price of homes now beyond the reach of most and the price of rentals the same, what will become of us? I hope that you will consider that life-altering question when you cast your vote.

Brian Thorne
883 Mockingbird Drive
College Place, WA 99324

From: [Judy Winkle](#)
To: [Jon Rickard](#)
Subject: Restore Mobile Home Park Zoning to Sunset Villa
Date: Thursday, October 14, 2021 12:00:45 PM

STOP and VERIFY - This message came from outside of the City of College Place.

Mr. Jon Rickard, Director
College Place Community Development

Dear Mr. Rickard:

In June we bought a home in Sunset Villa Mobile Home Park for our retirement years. We have enjoyed living here the past few months.

We are concerned about the letter we received from Elizabeth Rochu regarding Sunset Villa being sold to a developer. It is our desire to see the zoning restored to Sunset Villa as a mobile home park so that we can continue living here in our retirement years. This is important to us retirees who are on a fixed income.

Thank you for noting our desires and wishes.

Jerold and Judy Winkle
981 NE Alden Street
College Place, WA

From: [larry eardley](#)
To: [Jon Rickard](#)
Cc: [larry eardley](#)
Subject: MHP zoning
Date: Sunday, October 17, 2021 5:17:41 PM

STOP and VERIFY - This message came from outside of the City of College Place.

Lawrence W. Eardley
1418 SE Chickadee Ln
College Place, WA 99324

Addressing the City of College Place Planning Commission,

In regards to the zoning designation of "Country Estates Mobile Home Park", I request that it be changed back to MHP(Mobile Home Park) like it has been for decades.

As tax paying registered voters, my wife and I have chosen to live out our retirement years here on account of affordability, peaceful surroundings, and friendly townsfolk.

Our plans are to live out our lives here and continue to enjoy our home that we maintain and pay our property tax with our limited income.

Please consider the burden it would be for all of the park's residents to have to relocate due to eviction on account of a new development.

The average age of the park's residents is 72 and I believe if you asked anyone of them if they want to move, the answer would be "NO".

As senior citizens of this community we're a large asset when it comes to volunteering in the community, support for our children and the grandchildren, and spiritual leaders who show moral support on a daily basis.

Thank you for your time as public servants and I truly hope that your conscience will guide you to make the best decision upon this matter.

Sincerely,
Lawrence W. Eardley

From: [Jan Mantle](#)
To: [Jon Rickard](#)
Subject: Affordable Housing
Date: Sunday, October 17, 2021 2:50:47 PM

STOP and VERIFY - This message came from outside of the City of College Place.

Early this year we became new residents of College Place. We bought an older manufactured home in Country Estates & are concerned that this park & others here may be subject to redevelopment.

There are some 400 homes in Country Estates & Golden West Estates with the same property ownership/management. Many are 40 years old or more & have had costly updates & improvements. We have been told it would be near impossible to move them because of their age & the length of time they have been in place.

It would be best that zoning for manufactured home parks in College Place be put back in the special category that they had prior to 2018, when they were changed to MFR classification.

In addition, proposals as suggested in changes to the Uniform Development Code, parts G, H & I, should be adopted to ensure park owners think twice before selling their properties to those that would change our peaceful communities forever.

Many of our neighbors are much older than we are but continue to live independently, despite some mobility issues.

They & their supportive families would not like them to be uprooted from the homes they have lived in, in some cases, 30 years or more.

We have spoken to many of our neighbors, all of whom share the sentiments as expressed here.

Brian & Jan Mantle
831 Scenic View Drive
College Place

883 Mockingbird Drive
College Place, WA 99324
October 18, 2021



Dear Members of the Planning Commission,

My husband and I reside at Country Estates Manufactured Housing Community. Until recently, the city of College Place provided a safe haven for 100's of senior citizens because for decades both Sunset Villa and Country Estates had been zoned exclusively as mobile home parks. This prevented our landlord from selling the property for redevelopment. The housing is affordable and like many residents, it had been our plan to live at Country Estates until we are no longer able to live independently. However earlier this year we, and other residents, were shocked to discover that without our knowledge, mobile home park zoning had been eliminated and our park is now zoned multi-family residential.

In a statement to the Union-Bulletin, our landlord Craig Rongey maintained that he has "no plans to sell" the property. However, for any number of reasons, plans do change, therefore that statement was hardly reassuring. And who wouldn't like to believe that a landlord would never sell the property to a developer under any circumstances? No doubt those residents who lived in parks which have now been sold (and redeveloped) believed that very thing. However, as the Walla Walla Community Council has learned, mobile home parks across the country are routinely sold to developers, particularly when land values increase, just as they are now doing.

Corroborating the findings of the Community Council Mr. Rongey has written to park owners that, "manufactured housing community zones are a devastating scenario for someone, who has, for years or decades expected they would be able to sell their property at its highest real value." Moreover, in July, Rancho Villa in Walla Walla was sold to First Commercial Properties for over 16 million dollars and despite state law, residents were not notified until the sale was finalized. As reported by the Union-Bulletin, those senior citizens currently live with the fear and uncertainty of knowing that the land beneath their homes could, at any moment, be sold to a developer.

In a letter to city officials, Mr. Rongey stated that the suggestion that the park could be sold caused great fear and anxiety for the residents; no doubt that is true. The signatures of dozens of residents on a petition earlier this year asking the city council to restore mobile home park zoning are a testament to that anxiety. For the first time, residents of Country Estates must now live with the daily reality that the elimination of mobile home park zoning presents a very real and constant threat that the land beneath their homes may be sold for redevelopment. And that is precisely why I implore the planning commission to protect and preserve the homes of hundreds of the city's most vulnerable residents by recommending to the members of the city council a restoration of mobile home park zoning.

Respectfully submitted,

Elizabeth Brochu

May 16, 2021

Dear Mayor Hernandez and City Council Members:

Two large manufactured home parks in College Place (Country Estates and Sunset Villa) provide a critical form of affordable housing for hundreds of senior citizens, and for decades **College Place City Code, Chapter 17.36 MHP Mobile Home Park District** had prevented those parks from being redeveloped. Earlier this year we brought to the attention of city officials that the elimination of Mobile Home Park Zoning in 2018 set the stage for potentially devastating consequences. We deeply appreciate that the mayor and city council acknowledged that reality by voting to impose the emergency moratorium. Director of Community Development, Jon Rickard also noted that that the elimination of the zoning, "inadvertently created a situation where manufactured home parks are threatened with the possibility of redevelopment." Country Estates owner Craig Rongey's suggestion that he has no plans to sell or redevelop the park brought little comfort to residents, and with good reason, since it is widely understood that no one knows what the future holds.

Attached is a petition to which nearly 30 residents willingly and eagerly affixed their signature formally requesting the city restore MHP zoning to Country Estates. Frankly, I was stunned and very pleasantly surprised by that number because, bear in mind that, my husband Brian and I do not have the full access to residents which the landlords enjoy. And perhaps like many of you, we know just a small number of people in our neighborhood.

Without knocking on a single door, sending out a single mailing or initiating a single phone call, residents engaged with us in conversations at the street side; some then invited us into their homes. They were eager to review the documentation for example, our letters to city officials, the emergency moratorium, the work of the Community Council, the UB articles, to name a few. Our neighbors were stunned to learn that MHP zoning had been eliminated and profoundly angered that our landlord had withheld such crucial information from them.

The signatories range in age from their 50's to age 97, they are both long-term and short-term residents, widows and widowers, disabled and able-bodied and many expressed fears of retaliation from the landlord. Virtually all expressed a fear of public speaking and perhaps because we are a senior citizen community many do not own computers, let alone have access to the internet, therefore unlike the landlord, participation via Zoom or even You-Tube is out of the question.

Mr. Rongey has suggested that the moratorium and the restoration of MHP zoning are all quite "unnecessary" since he has no plans to sell the park. I hope and trust that the council members will not be so dismissive of the concerns of those who reside at Country Estates and will instead take into serious account the words of Council Member Peterson who when voting to impose the moratorium stated, "At the end of the day, this is all about people sleeping well at night and I wholeheartedly support this." I could not agree more with those words. I thank you for your time and consideration on this most important matter, and implore you to continue the moratorium and to amend the city code by restoring Mobile Home Park Zoning to College Place because the futures of hundreds of senior citizens could depend on it.

Respectfully,

Elizabeth Brochu
883 Mockingbird Drive
College Place, WA

PETITION TO RESTORE MOBILE HOME PARK ZONING

TO COUNTRY ESTATES

We, the undersigned, concerned citizens, respectfully submit the following to College Place Mayor Norma Hernandez and members of the College Place City Council:

Country Estates is a critical form of affordable housing for senior citizens. For decades, Country Estates was zoned as a Mobile Home Park; unfortunately however, Mobile Home Park Zoning has now been eliminated in College Place.

Mayor Norma Hernandez along with City Administrator Mike Rizzitiello, City Council Members, as well as City Attorney Rae Culwell, and Director of Community Development Jon Rickard recognize that the elimination of mobile home park zoning could result in a significant decrease in affordable housing for senior citizens.

Therefore, after careful study and consideration, on April 13, 2021 Mayor Hernandez enacted a 12-month moratorium. The moratorium allows the city council an opportunity to consider re-establishing the Mobile Home Park zoning which had protected our homes for decades.

Country Estates must be protected as a critical form of affordable housing for senior citizens. Therefore, we, the undersigned ask city officials to restore Mobile Home Park Zoning to Country Estates as soon as it is possible to do so.

PRINT NAME	ADDRESS	SIGNATURE	DATE SIGNED
Brian Thorne	883 Mockingbird	Brian Thorne	4/17/21
Elizabeth Brochu	883 Mockingbird	Elizabeth Brochu	4/17/21
LAUREN L. LUTER	1444 OSPREY LAKE	Lauren Luter	4-17-21
LAURA M. LOCKER	1444 SE Osprey Lake	Laura Locker	4-17-21
Sharon Gabel	460 SE Sandpiper	Sharon Gabel	4-17-21
GARY CHRISTENSEN	1464 SE SANDPIPER	Gary Christensen	4/17/2021
HARVEY DANKE	1453 Bobolink Dr	Harvey Danke	4/17/2021
MARIL POWERS	973 Robin Dr	Maril Powers	4/17/2021
Kyle Moffitt	826 SE Scenic View Dr	Kyle Moffitt	04/17/2021
Veronica M. Schriebe	835 SE Scenic View Dr	Veronica M. Schriebe	4/17/2021
Shirley McKnight	1459 S.E. Bobolink	Shirley McKnight	4/17/2021

**PETITION TO RESTORE MOBILE HOME PARK ZONING
TO COUNTRY ESTATES**

PRINT NAME	ADDRESS	SIGNATURE	DATE SIGNED
Joel Kress	1462 S.E. BOBOLINK LN	Joel Kress	4/19/2021
Bud Reel	906 SE Robin Dr.	Bud Reel	4/19/2021
Janet Palmer	877 S.E. Mockingbird	Janet Palmer	4/19/2021
Jarrod G Palmer	877 SE Mockingbird	Jarrod G Palmer	4/19/2021
ROBERTA HODGE	961 SE Robin Dr.	Roberta Hodge	4-26-2021
Orville K. Heesch	951 Scenic View	Orville K. Heesch	4-21-21
LAURELLE EADY	1418 CHICKADEE LN	Laurelle Eady	4/23/21
Jan Mantle	831 Scenic View Dr.	Jan Mantle	5/1/21
Brian Mantle	" " "	Brian Mantle	5/1/21
Helen Davis	315 Mockingbird	Helen Davis	5/3/21
Judy Gumm	961 SE Scenic View	Judy Gumm	5-10-21
Korly Hecht	823 SE Mockingbird	Korly Hecht	5-10-21
Doug Sandvick	1419 SE Chickadee LN	Doug Sandvick	5/14/2021
Kristina Sandvick	1419 SE Chickadee	Kristina Sandvick	5/14/2021
Linda Carle	1423 SE Chickadee	Linda Carle	5/14/2021
Edward Carle	1423 SE Chickadee	Edward Carle	5/14/2021
Kene' Ward	1021 SE Scenic View Dr.	Kene' Ward	05/15/2021
Esther Oster	905 SE Robin Drive	Esther M. Oster	5/19/2021

From: [Jody Washburn](#)
To: [Jon Rickard](#)
Subject: Support for manufactured home park zoning in College Place
Date: Monday, October 18, 2021 9:10:55 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Jon Rickard,

I am writing to express my support for expanding the manufactured home park zoning in College Place. We are in the midst of a housing crisis, with the increase in rent and home purchase prices impacting a large percentage of the population here. Anything we can do to provide sustainable and safe housing options is a step in the right direction. For many people, manufactured homes are an affordable way forward, and I would like to see College Place provide space for this as part of our response to the housing needs in our community.

Thank you for representing our community's needs in the spaces where these decisions are being made!

Best,

Jody Washburn
309 SW 11th Street
College Place, WA 99324

From: [Rose Eaton](#)
To: [Jon Rickard](#)
Cc: [Rose Eaton](#)
Subject: Revise the zoning
Date: Tuesday, October 19, 2021 6:52:31 AM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Rose M. Eaton
1418 SE Chickadee Ln
College Place, WA 99324

I'd like to address the fine folks of our planning commission today.
In regards to revising the zoning of our neighborhood from Multifamily Housing back to its original zoning for Manufactured Homes like it has been for decades.

Country Estates Manufactured Home Community presently serves as an affordable, quiet neighborhood where the residents live in a peaceful existence, and tend to look out for one another.

Even though the minimum age to live here is 55 years old, the average is around 72 years old. Most of us have made the choice to live out our retirement years here ,which allows us to maintain our independence while feeling secure in the fact that we watch out for each other.

Besides being tax paying citizens, we also exercise our voting rights and serve on juries. We also serve the community by volunteering and participating in social events to the best of our abilities.

With the present zoning status in place it feels like another day of uncertainty. Will our world come down around us and be forced to move and possibly lose our biggest asset in the process?

I'm still confused why we never received notification when the original zoning for Manufactured Homes was changed to Multi Residential.

My husband and I request that you reconsider that decision and return it to the zoning that was established when the park was built in 1974.

Thank you for your time and hope you make your parents proud by making the right decision in respect of your elderly citizens.

Sincerely,
Rose M.Eaton



October 19, 2021

Mr. Jon Rickard
City of College Place
Community Development Director
625 South College Avenue
College Place, WA 99324

RE: Restrictive Zoning Leads to Less Housing, Proposed Right of First Refusal is Unconstitutional

Dear Mr. Rickard:

We are writing on behalf of the manufactured home communities located in College Place. Manufactured Housing Communities of Washington (MHCW) is the trade organization which has represented owners and operators of manufactured/mobile home communities in Washington for more than 60 years. MHCW seeks to educate and work collaboratively with lawmakers and government officials to show the benefits of our housing and how manufactured home communities are an integral part of the solution for Washington's housing shortage.

Restrictive Zoning Leads to LESS Housing

A local member of our association recently made us aware of proposals in College Place's comprehensive housing plan which would reimpose a spot-zone designation for manufactured home communities (MHCs) and add several new restrictions to the owners of said communities. While we support the spirit of the undertaking, we don't believe the intended legislation will achieve the desired results. The city's stated policy objectives in the proposal include both preservation of existing housing stock and the creation of new housing opportunities. Unfortunately, as drafted, the proposal does nothing to encourage the creation of new manufactured housing communities. A major component of the shortage of available manufactured housing communities is directly related to restrictive zoning. There are many areas which could accommodate new MHCs but for these restrictions.

Restrictive Zoning Has Failed to Produce More Affordable Housing

Is the intention to have a separate proposal to re-zone existing vacant land with the MHP designation? Supply and demand affect pricing in all forms of housing, even that which is intended to be affordable. College Place and Walla Walla are both experiencing increased population growth. The effects of competition for the limited number of homes in the area is apparent, as all housing types have seen notable increases in the past couple years. As more people move to the area, this competition and the price increases it brings will only intensify. Not providing for the creation of more manufactured housing opportunities will not just stymie the creation of new supply, it will also slowly erode the affordability of the existing stock.

Looking at sales data in the communities located in College Place, there have been significant price increases over the past several years. According to public records, a manufactured home which sold for \$70,000 in 2015 was relisted earlier this year at \$119,000 and eventually sold for



\$132,000, nearly 11% over the asking price. We have seen similar patterns across the state with 40-year-old manufactured homes in some Puget Sound communities selling for more than \$200,000 after getting into a bidding war. Spot-zoning such as that proposed by College Place did not produce more housing when it was previously enacted, nor has it created more affordable housing options in other jurisdictions where it has been implemented, namely Lynnwood, Snohomish County, and Tumwater. Artificially freezing the supply of existing housing is likely to add to the problem and will neither create new affordable/attainable housing, nor, ultimately, preserve it.

Proposed “Right of First Refusal” is Unconstitutional

MHCW has worked on this issue for many years at the State and local levels and has serious concerns about the proposed requirement to provide residents and resident groups a right of first refusal. A right of first refusal is typically a negotiated right between a potential seller and a potential buyer. The right is granted by the current owner in exchange for some sort of consideration. In the proposed case, no consideration is being offered the current property owners. This has been litigated at the state level previously with property owners prevailing. The plan as outlined by the city offers no clear mechanism for negotiation between seller and buyer when the proposed buyer is an “approved organization”, nor does it clarify why an “approved organization” should be allowed a more favorable time period to make its interest in purchasing a property known.

As it now stands, there is nothing stopping private operators nor “approved organizations” from making an offer or their interest to purchase known. No other form of private, non-subsidized housing faces a forced right of first refusal. We believe adding this into the city charter constitutes a taking and would open the municipality to expensive and unfruitful litigation. We have been very involved working with legislators and stakeholders in recent changes to the RCW and programs at the state level which recognize the legal and logistical problems presented by such rights of refusal. Current law at both the state and local level allow for residents to buy parks; the most common reason why this option is not used has less to do with legal impediments and much more to do with insufficient financing.

MHCW Wants to Work with City to Provide More Housing

We support the recognition by the city that manufactured housing can play a key role in expanding the supply of affordable and attainable housing, especially for the unsubsidized “missing middle” we often hear about in the housing debate. However, we are disappointed that the city chose not to engage the current community owners nor to seek input from the trade organization that supports this very type of housing. We would like to work with the city just as we have done at the state level and have the opportunity to help shape policy that will benefit the residents of our communities, the city, and the housing providers.

Best regards,

Chester Baldwin
MHCW Executive Director

COUNTRY ESTATES

55 & Older Manufactured Housing Community
938 Scenic View Drive
College Place WA 99324



October 19, 2021

City of College Place
Jon Rickard, Community Development Director
625 S. College Avenue
College Place, WA 99324

Dear Mr. Rickard:

Accompanying this letter is a position paper produced by MHCW (Manufactured Housing Communities of Washington), of which I am a longtime member, and an active member of its board of directors. The issues of restrictive spot-zoning and rights of first refusal for tenants of MHCs are not new, and we have been involved with them at the state and local government levels for years.

It is understandable that residents of MHCs are concerned with the continued availability of their leased lots, as there is always the possibility the property may undergo a change of use. Fortunately, this is not a common occurrence in Washington, especially among larger (80+ sites) communities. Purpose-built MHCs tend to stay in service for many years, and most of the closures are smaller communities. Since 2007, only one MHC with over 100 sites closed, and 35 of the 73 total closures through 10/1/2022 (closures must be announced at least one year in advance) were 15 lots or fewer. Eleven of the closures were two-lot or three-lot communities.

What is desperately needed is new development, which has not been encouraged or allowed in more populated areas, where housing demand is high. A good example is the proposed 500-lot MHC that Walla Walla County denied in Burbank. It was an ideal location, with utilities to the property and a ready developer, but the neighboring residents persuaded the county to deny it. Placing spot-zoning on existing communities does nothing to increase needed housing supply.

Country Estates was zoned MHP when we bought it in 1994, and we did not expect that to change. The zone change removing that designation was done without my knowledge, and whether it is restored has no effect on our future plans, but I do question the rationalization that these proposed zones will do anything to increase affordable housing.

I strongly oppose any effort to impose a tenants' right of first refusal on the sale of a community. As MHCW states, this would conflict with existing state law, and would almost certainly result in legal challenges if enacted. Resident purchases of MHCs do occur, and residents wishing to form a homeowners' association and state their desire to have an opportunity to buy their community can do so without any changes or additions to existing laws or ordinances.

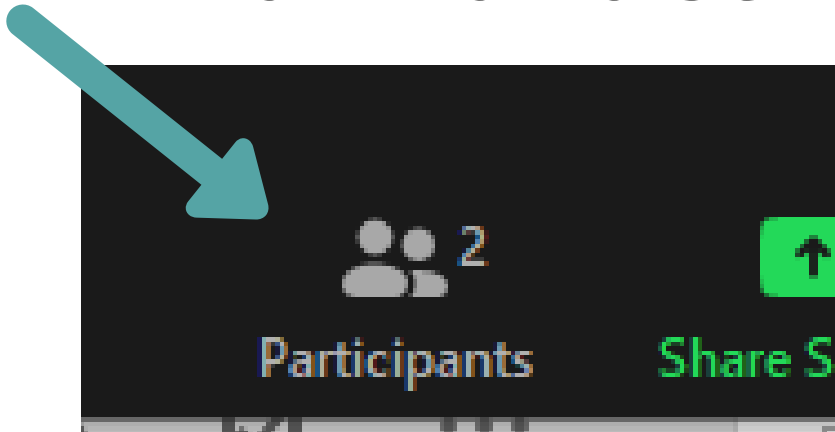
A handwritten signature in cursive script that reads "Craig Rongey".

Craig Rongey, Governing/Managing Member
304 S Conklin Rd #51
Spokane Valley, WA 99037

509-926-5300
fax 866-388-2385
craig@countryestatesmhc.com

Zoom Tutorial:

How To Raise Your Hand!



To use the "Raise Hand" function of the meeting software:

Locate
"Participants" at
the bottom of the
meeting window.
Click on it.

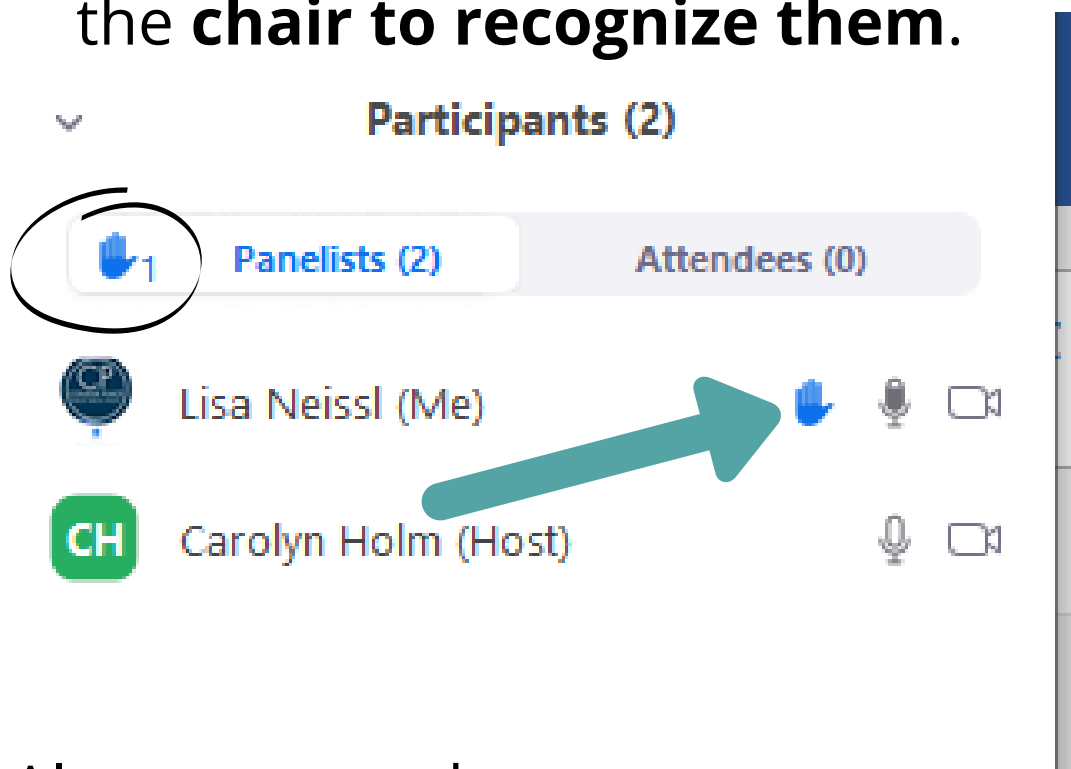
This will bring up a list of the participants. One tab for panelists and another for attendees.

On the bottom right is a button to **Raise Hand**



Zoom Tutorial: How To Raise Your Hand! (Cont.)

The participants tabs will show who and how many are raising their hands to allow the **chair to recognize them**.



Also note, you have easy access to mute/unmute and video settings here.



From: [Mike Von Brethorst](#)
To: [Jon Rickard](#)
Subject: Country Estates zoning issue
Date: Monday, October 11, 2021 12:23:50 PM

STOP and VERIFY - This message came from outside of the City of College Place.

A copy of this email has been sent to

Attn: Jon Rickard, Director of Community Development

Dear College Place City Council

It is the responsibility of government to protect all of its citizens. It is not their duty to reward some at the expense of others. This would be especially true of those who least can afford expensive change. When the land encompassing Country Estates was redefined from Mobile home only, to multi-family residential property, that may have been good for some, but it definitely placed a lot of people at potential risk.

It may have benefited the city to do so to gain revenue from land that became more valuable by the stroke of a pen. It definitely put the one owning the land in a position to sell their property at a much higher price or keep it and develop it themselves for a monetary gain. The other option would be to keep the land and leave things as is, but to struggle to pay higher taxes on ever increasing land values. That struggle is real and it can make anyone take the natural position that most would make and for monetary gain either develop or sell the land. That more appealing option was placed on the table when the zoning was changed to multi family residential.

Current residents have been told and are still being told that there is nothing to worry about, but as we all know, minds can and do change. The residents of Country Estates are actually paying for the land without owning it and are told in effect that everything is fine. There are no worries, we promise. You should notice that no one leaving Country Estates takes the structure with them because that would be a ridiculous endeavor. The cost of moving would be prohibitive and the loss of value would be devastating to most. That is why people sell the home and leave it on the property.

If the land were sold, the new owner would not reap any value from the land unless they ask those living on it to leave, or pay much more to pay for the higher valued land.. The higher value and purchase price would most likely require more expensive development and thereby new and more expensive homes or apartments built.

The homes in Country Estates are owned primarily by people who are retired, on a fixed income, or cannot afford a more expensive home. It is a 55 or older community with most much older and not able to withstand even small disturbances to their life, much less the possibility of losing their home. The value of the homes that are sold in the community are not just based in the building value. The real value is based on where that home is placed. There is no home in Country Estates that would not lose significant value if moved because those purchasing the home are buying a home, not a structure. In fact many of these homes, if moved would in many cases be harmed or destroyed adding even greater expenses to those who can least afford the expense.

When people buy a home in Country Estates it is most likely to be the last home that they will own. They are buying with the understanding that they will not be evicted on some technicality. They are buying believing that they will be secure and protected against events like the land being sold from underneath them. When we purchased a home here it was understood that the land was zoned for mobile homes. The zone change placed us in immediate jeopardy. This home by itself was not worth what we paid. There had to be a lot of work done on the structure to make it suitable for us. It would lose more than 50% of its value if moved and the cost of moving it with all other costs involved would be onerous. The losses would be untenable and for some life threatening.

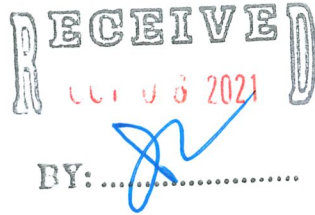
I ask that the City Council of College Place reverse the rezoning decision made in 2018 and again zone the land referred to as Country Estates back to Mobile home only.

Thank you.

Mike and Carol Von Brethorst

1075 SE Raven Ln.

College Place, WA 99324



1453 Bobolink Lane
College Place, WA 99324
October 2, 2021

City of College Place
625 S. College Avenue
College Place, WA 99324

RE: Mobile Home Park Zoning

Dear Mayor Hernandez, Council Members & Director of Community Development:

We first moved to College Place, Washington in 1965: years later we left the area and came back in 1994 – it felt like coming back home!

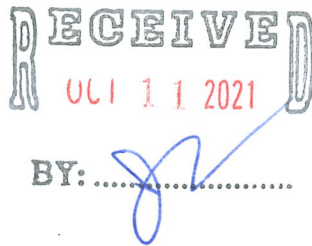
We now live in Country Estates Manufactured Housing Community and have been here since 1999.

My heart saddens when I hear what the city has done (or allowed to happen). No thought or concern for senior citizens like my wife and I (married 63 years). I wouldn't trade her for anything; she is sooo precious to me, as is our home in Country Estates.

Please, please, don't take it away from us who live here! Please preserve and protect our homes and restore mobile home park zoning to Country Estates!

Sincerely,


Harvey Dalke



1460 Sandpiper
College Place, WA 99324
October 5, 2021

City of College Place
Attn: Jon Rickard, Director of Community Development
625 S. College Avenue
College Place, WA 99324

Dear Mr. Rickard,

I am a senior citizen and I have lived at Country Estates Manufactured Home Park for decades; I hope to live here for many more years. The housing is affordable and if the park were sold, I would have nowhere else to go.

Several months ago it was brought to my attention that the park is no longer zoned as a mobile home park; instead it is zoned multi-family residential. From what I understand, this means that the land underneath my home could be sold by my landlord (Craig Rongey) for redevelopment. I read that Rancho Villa Manufactured Home Park recently sold for 16 million dollars and I can only imagine what Country Estates might currently be worth.

We all know that "money talks" and despite the promises of my landlord, the fact remains that I, my friends and my neighbors are now extremely vulnerable, should the landlord have a change of heart. Please restore mobile home park zoning to Country Estates as soon as possible. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Sharon Gabel". The signature is fluid and cursive, with the first name "Sharon" and last name "Gabel" clearly distinguishable.

Sharon Gabel

From: gumm@roadrunner.com
To: [Jon Rickard](#)
Subject: restoring mobile home park zoning
Date: Thursday, October 14, 2021 1:00:47 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Planning Commission,

I, Robert Allan Hodge, 961 SE Scenic View Drive, College Place would like to have Mobile Home Park Zoning restored to Country Estates. I have lived here for 10 years. It's a wonderful community and have made lots of lasting friendships. I live on Social Security and don't have a lot of money and couldn't afford to relocate. Please consider this letter.

Thank you,
Robert A. Hodge

RECEIVED
OCT 06 2021

BY: 

1462 Bobolink Lane
College Place, WA 99324
October 4, 2021

City of College Place
Attn: Planning Commission
625 S. College Avenue
College Place, WA 99324

Dear Mr. Rickard and Members of the Planning Commission,

I am a senior citizen, a veteran and a long-term resident of Country Estates Manufactured Housing Community. I enjoy my home and my independence and wish to reside at Country Estates as long as I am able to do so.

One of the benefits of living at Country Estates is that it has been zoned as a mobile home park for many years. Knowing this brought me a great deal of comfort since it meant that the property could not be sold to a developer. I was appalled to recently learn that instead Country Estates is now zoned multi-family residential and the land beneath my home could be sold; this uncertainty has caused me a tremendous amount of stress. I also recently learned that Rancho Villa Manufactured Housing Community was sold for 16 million dollars. This is also deeply concerning, since any land owner, including the owner of Country Estates, is likely to be tempted by that amount of money.

If Country Estates were sold I, and my dog, who brings me a great deal of comfort, would have no place to go. And if I were able to relocate, it would be devastating and life-altering since I would likely need to move quite a distance from family, friends and health care providers with whom I have an established relationship.

I understand that you will soon be making a recommendation to the city council concerning the restoration of mobile home park zoning to Country Estates. Please consider all of the consequences, which resulted from rezoning Country Estates to multi-family residential and please restore mobile home park zoning as soon as possible.

Thank you.

Sincerely,



Joel Kress

From: lnlocken@charter.net
To: [Jon Rickard](#)
Subject: rezoning of country estates
Date: Wednesday, October 13, 2021 12:52:52 PM

STOP and VERIFY - This message came from outside of the City of College Place.

Dear Mr. Rickard,

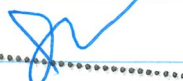
Two years ago my husband and I moved from La Grande, Oregon. After eighty years in the Oregon valley, this was not a move taken lightly. We were thrilled with Country Estates.

What a beautiful, quiet, safe place to live. Now we understand the area was rezoned in order to have low cost housing brought in. What a tragedy that would be for the most vulnerable of citizens! Please if you can do anything to prevent this, we would be so grateful. The crime rate would go sky high. We saw it happen in La grande. The seniors in County Estates can not handle this. Please help. I appreciate your time and anything you can do to help. Laura and La Verne Locken 1444 S.E. Osprey Lane, College place, Wa 509-876-4214

Date: Sept. 4, 2021

To: Jon Rickard
625 S. College Ave.
College Place, WA. 99324

RECEIVED
OCT 08 2021

BY: 

From: Shirley McKnight
1459 S.E. Bobolink Ln
College Place, WA. 99324

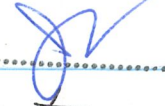
Please restore the mobile Park Zone to our homes here in Country Estates. I purchased my ^{home} here in 2012.

I was married in 1957. I stayed home as a housewife. My social security is low. If the zoning is restored, a developer could make an offer of millions to the owner of the park, as you know. This would be catastrophic for me, and many other residents.

"Thank you" for your reconsideration of our Zone,

Yours truly: Shirley McKnight

RECEIVED
OCT 14 2021

BY: 

To: Mr. Jon Rickard
College Place Community Development Director

From: Bud and Elizabeth Peil
Residents of Country Estates Mobile Home Park

Date: October 14, 2021

Re: Zoning of Country Estates property

Dear Sir: We are writing this letter to seek your assistance in ensuring Country Estates MHP is zoned as a "Manufactured Home Park" exclusively. We have been residents here for (2) separate time periods. The first for (10) years and now for another (7) years. We sold our "stick built" residence and relocated here where the price of homes runs the gamut from low \$30K to \$250K. Thus ourselves and others can find a affordable home in a beautiful, esthetic atmosphere. Due to Park Rules and Regulations the homes are kept to pleasing standards. "It is not a Trailer Park" of biased thinking individuals that existed mostly prior to 40 years ago. Here you can find a wide range of backgrounds from Practicing/Retired Physicians to Engineers, Social Workers and Blue Colored Craftsmen, Nurses and other trained backgrounds. We need this housing options in Walla Walla County's growing economy. Please be understanding to our needs. Sincerely
Bud & Elizabeth Peil Resident

Cell phone 504 386-1958

RECEIVED
BY: 

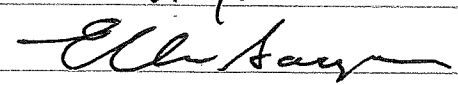
Hi my name is Ellen Sledge.

I'm asking the City of College Place to Reconsider Rezoning Mobile Home Parks in the City.

This could impact Vulnerable Citizens in our Community. Many of our Seniors in these Parks are low income and cannot afford the increases in rent.

Or being forced to move their homes to another location

Thank you



I live in Country Estates MHP and I fully support restoring Mobile Home Park zoning.

We purchased a brand new home in 2007 and when making inquiries, we learned that Country Estates was zoned as a MHP. We were further assured by a council member that rezoning the park would require the city to hold public meetings, public votes and more and it was extremely unlikely that would ever happen. And yet, here we are 14 years later, in the exact circumstance we were told could never happen. Moreover, residents were never told that the zoning had been changed in 2018.

When we purchased our home it was with the understanding that we would live here until we could no longer care for ourselves. Now we feel completely vulnerable and our future could depend on a single vote: Will our city council restore MHP zoning as it was, or will it remain MFR meaning the land under our home could be sold to a developer? There are no park lots in this county to move our home to. And like many tenants, we could not realistically afford to buy land, move our home, and do the required land improvements.

I have listened to many of your meetings on line and there are a few issues that I would like to address. This and other MHP's in our town are considered affordable housing, but neither park has homes with peeling paint, broken windows, or over grown weeds as one of the planning commissioners has described. And further, at Country Estates the homes and yards are maintained by the residents and has little to nothing to do with owners or managers. The landlords oversee 3 - 4 "common areas" only as well as the manager's lot, and to be quite frank, aside from the pool/clubhouse area, those are the most poorly maintained lots in the community. Specifically, the lots at 924 Scenic View & 933 Robin were once the site of historical structures (Poor House Farm and Barn); purchased several years ago and quickly demolished by the landlords, they languish and continue to lay largely barren except for rubble, weeds etc.

Finally, some of the planning commissioners have described Country Estates and Sunset Villa as being quite attractive, and I agree. That is one of the primary reasons that my wife and I chose Country Estates as our home. Bear in mind that Country Estates was surveyed, platted and developed according to very strict standards and that is in large part what accounts for the attractive, neighborhood-like appearance of our park. Among other things, those standards required specific setbacks and minimum lot sizes. If you remove these standards as Mr. Rickard is proposing, you will have precisely the types of parks that Commissioner Dawson has shown such disdain for. At minimum, the existing parks should be grandfathered under the current development standards and only new parks should be affected by smaller lots and smaller setbacks. I will remind you that tenants purchase only the home and lease the lot, paying the same lot rent regardless of size. Therefore, encouraging smaller lots and more density benefits the owner, but harms the quality of life for residents and will create the very type of parks that many taxpayers find objectionable. It therefore begs the question – Why would the Planning Commission consider eliminating or reducing the development standards?

Thank you for listening to my comments and I ask that you vote to restore MHP zoning. Together the residents of Country Estates and Sunset Villa account for nearly 500 senior citizens, and many are low income and /or disabled. One of our friends in Country Estates is a 98 year old widow. If you do not restore MHP zoning many residents could be at risk of becoming homeless. With the price of homes now beyond the reach of most and the price of rentals the same, what will become of us? I hope that you will consider that life-altering question when you cast your vote.

Brian Thorne
883 Mockingbird Drive
College Place, WA 99324

From: [Judy Winkle](#)
To: [Jon Rickard](#)
Subject: Restore Mobile Home Park Zoning to Sunset Villa
Date: Thursday, October 14, 2021 12:00:45 PM

STOP and VERIFY - This message came from outside of the City of College Place.

Mr. Jon Rickard, Director
College Place Community Development

Dear Mr. Rickard:

In June we bought a home in Sunset Villa Mobile Home Park for our retirement years. We have enjoyed living here the past few months.

We are concerned about the letter we received from Elizabeth Rochu regarding Sunset Villa being sold to a developer. It is our desire to see the zoning restored to Sunset Villa as a mobile home park so that we can continue living here in our retirement years. This is important to us retirees who are on a fixed income.

Thank you for noting our desires and wishes.

Jerold and Judy Winkle
981 NE Alden Street
College Place, WA

From: [larry eardley](#)
To: [Jon Rickard](#)
Cc: [larry eardley](#)
Subject: MHP zoning
Date: Sunday, October 17, 2021 5:17:41 PM

STOP and VERIFY - This message came from outside of the City of College Place.

Lawrence W. Eardley
1418 SE Chickadee Ln
College Place, WA 99324

Addressing the City of College Place Planning Commission,

In regards to the zoning designation of "Country Estates Mobile Home Park", I request that it be changed back to MHP(Mobile Home Park) like it has been for decades.

As tax paying registered voters, my wife and I have chosen to live out our retirement years here on account of affordability, peaceful surroundings, and friendly townsfolk.

Our plans are to live out our lives here and continue to enjoy our home that we maintain and pay our property tax with our limited income.

Please consider the burden it would be for all of the park's residents to have to relocate due to eviction on account of a new development.

The average age of the park's residents is 72 and I believe if you asked anyone of them if they want to move, the answer would be "NO".

As senior citizens of this community we're a large asset when it comes to volunteering in the community, support for our children and the grandchildren, and spiritual leaders who show moral support on a daily basis.

Thank you for your time as public servants and I truly hope that your conscience will guide you to make the best decision upon this matter.

Sincerely,
Lawrence W. Eardley

From: [Jan Mantle](#)
To: [Jon Rickard](#)
Subject: Affordable Housing
Date: Sunday, October 17, 2021 2:50:47 PM

STOP and VERIFY - This message came from outside of the City of College Place.

Early this year we became new residents of College Place. We bought an older manufactured home in Country Estates & are concerned that this park & others here may be subject to redevelopment.

There are some 400 homes in Country Estates & Golden West Estates with the same property ownership/management. Many are 40 years old or more & have had costly updates & improvements. We have been told it would be near impossible to move them because of their age & the length of time they have been in place.

It would be best that zoning for manufactured home parks in College Place be put back in the special category that they had prior to 2018, when they were changed to MFR classification.

In addition, proposals as suggested in changes to the Uniform Development Code, parts G, H & I, should be adopted to ensure park owners think twice before selling their properties to those that would change our peaceful communities forever.

Many of our neighbors are much older than we are but continue to live independently, despite some mobility issues.

They & their supportive families would not like them to be uprooted from the homes they have lived in, in some cases, 30 years or more.

We have spoken to many of our neighbors, all of whom share the sentiments as expressed here.

Brian & Jan Mantle
831 Scenic View Drive
College Place

883 Mockingbird Drive
College Place, WA 99324
October 18, 2021



Dear Members of the Planning Commission,

My husband and I reside at Country Estates Manufactured Housing Community. Until recently, the city of College Place provided a safe haven for 100's of senior citizens because for decades both Sunset Villa and Country Estates had been zoned exclusively as mobile home parks. This prevented our landlord from selling the property for redevelopment. The housing is affordable and like many residents, it had been our plan to live at Country Estates until we are no longer able to live independently. However earlier this year we, and other residents, were shocked to discover that without our knowledge, mobile home park zoning had been eliminated and our park is now zoned multi-family residential.

In a statement to the Union-Bulletin, our landlord Craig Rongey maintained that he has "no plans to sell" the property. However, for any number of reasons, plans do change, therefore that statement was hardly reassuring. And who wouldn't like to believe that a landlord would never sell the property to a developer under any circumstances? No doubt those residents who lived in parks which have now been sold (and redeveloped) believed that very thing. However, as the Walla Walla Community Council has learned, mobile home parks across the country are routinely sold to developers, particularly when land values increase, just as they are now doing.

Corroborating the findings of the Community Council Mr. Rongey has written to park owners that, "manufactured housing community zones are a devastating scenario for someone, who has, for years or decades expected they would be able to sell their property at its highest real value." Moreover, in July, Rancho Villa in Walla Walla was sold to First Commercial Properties for over 16 million dollars and despite state law, residents were not notified until the sale was finalized. As reported by the Union-Bulletin, those senior citizens currently live with the fear and uncertainty of knowing that the land beneath their homes could, at any moment, be sold to a developer.

In a letter to city officials, Mr. Rongey stated that the suggestion that the park could be sold caused great fear and anxiety for the residents; no doubt that is true. The signatures of dozens of residents on a petition earlier this year asking the city council to restore mobile home park zoning are a testament to that anxiety. For the first time, residents of Country Estates must now live with the daily reality that the elimination of mobile home park zoning presents a very real and constant threat that the land beneath their homes may be sold for redevelopment. And that is precisely why I implore the planning commission to protect and preserve the homes of hundreds of the city's most vulnerable residents by recommending to the members of the city council a restoration of mobile home park zoning.

Respectfully submitted,

Elizabeth Brochu

May 16, 2021

Dear Mayor Hernandez and City Council Members:

Two large manufactured home parks in College Place (Country Estates and Sunset Villa) provide a critical form of affordable housing for hundreds of senior citizens, and for decades **College Place City Code, Chapter 17.36 MHP Mobile Home Park District** had prevented those parks from being redeveloped. Earlier this year we brought to the attention of city officials that the elimination of Mobile Home Park Zoning in 2018 set the stage for potentially devastating consequences. We deeply appreciate that the mayor and city council acknowledged that reality by voting to impose the emergency moratorium. Director of Community Development, Jon Rickard also noted that that the elimination of the zoning, "inadvertently created a situation where manufactured home parks are threatened with the possibility of redevelopment." Country Estates owner Craig Rongey's suggestion that he has no plans to sell or redevelop the park brought little comfort to residents, and with good reason, since it is widely understood that no one knows what the future holds.

Attached is a petition to which nearly 30 residents willingly and eagerly affixed their signature formally requesting the city restore MHP zoning to Country Estates. Frankly, I was stunned and very pleasantly surprised by that number because, bear in mind that, my husband Brian and I do not have the full access to residents which the landlords enjoy. And perhaps like many of you, we know just a small number of people in our neighborhood.

Without knocking on a single door, sending out a single mailing or initiating a single phone call, residents engaged with us in conversations at the street side; some then invited us into their homes. They were eager to review the documentation for example, our letters to city officials, the emergency moratorium, the work of the Community Council, the UB articles, to name a few. Our neighbors were stunned to learn that MHP zoning had been eliminated and profoundly angered that our landlord had withheld such crucial information from them.

The signatories range in age from their 50's to age 97, they are both long-term and short-term residents, widows and widowers, disabled and able-bodied and many expressed fears of retaliation from the landlord. Virtually all expressed a fear of public speaking and perhaps because we are a senior citizen community many do not own computers, let alone have access to the internet, therefore unlike the landlord, participation via Zoom or even You-Tube is out of the question.

Mr. Rongey has suggested that the moratorium and the restoration of MHP zoning are all quite "unnecessary" since he has no plans to sell the park. I hope and trust that the council members will not be so dismissive of the concerns of those who reside at Country Estates and will instead take into serious account the words of Council Member Peterson who when voting to impose the moratorium stated, "At the end of the day, this is all about people sleeping well at night and I wholeheartedly support this." I could not agree more with those words. I thank you for your time and consideration on this most important matter, and implore you to continue the moratorium and to amend the city code by restoring Mobile Home Park Zoning to College Place because the futures of hundreds of senior citizens could depend on it.

Respectfully,

Elizabeth Brochu
883 Mockingbird Drive
College Place, WA

PETITION TO RESTORE MOBILE HOME PARK ZONING

TO COUNTRY ESTATES

We, the undersigned, concerned citizens, respectfully submit the following to College Place Mayor Norma Hernandez and members of the College Place City Council:

Country Estates is a critical form of affordable housing for senior citizens. For decades, Country Estates was zoned as a Mobile Home Park; unfortunately however, Mobile Home Park Zoning has now been eliminated in College Place.

Mayor Norma Hernandez along with City Administrator Mike Rizzitiello, City Council Members, as well as City Attorney Rae Culwell, and Director of Community Development Jon Rickard recognize that the elimination of mobile home park zoning could result in a significant decrease in affordable housing for senior citizens.

Therefore, after careful study and consideration, on April 13, 2021 Mayor Hernandez enacted a 12-month moratorium. The moratorium allows the city council an opportunity to consider re-establishing the Mobile Home Park zoning which had protected our homes for decades.

Country Estates must be protected as a critical form of affordable housing for senior citizens. Therefore, we, the undersigned ask city officials to restore Mobile Home Park Zoning to Country Estates as soon as it is possible to do so.

PRINT NAME	ADDRESS	SIGNATURE	DATE SIGNED
Brian Thorne	883 Mockingbird	Brian Thorne	4/17/21
Elizabeth Brochu	883 Mockingbird	Elizabeth Brochu	4/17/21
LAUREN L. LUTER	1444 OSPREY LAKE	Lauren Luter	4-17-21
LAURA M. LOCKER	1444 SE Osprey Lake	Laura Locker	4-17-21
Sharon Gabel	460 SE Sandpiper	Sharon Gabel	4-17-21
GARY CHRISTENSEN	1464 SE SANDPIPER	Gary Christensen	4/17/2021
HARVEY DANKE	1453 Bobolink Dr	Harvey Danke	4/17/2021
MARIL POWERS	973 Robin Dr	Maril Powers	4/17/2021
Kyle Moffitt	826 SE Scenic View Dr	Kyle Moffitt	04/17/2021
Veronica M. Schriebe	835 SE Scenic View Dr	Veronica M. Schriebe	4/17/2021
Shirley McKnight	1459 S.E. Bobolink	Shirley McKnight	4/17/2021

**PETITION TO RESTORE MOBILE HOME PARK ZONING
TO COUNTRY ESTATES**

PRINT NAME	ADDRESS	SIGNATURE	DATE SIGNED
Joel Kress	1462 S.E. BOBOLINK LN	Joel Kress	4/19/2021
Bud Reel	906 SE Robin Dr.	Bud Reel	4/19/2021
Janet Palmer	877 S.E. Mockingbird	Janet Palmer	4/19/2021
Jarrod G Palmer	877 SE Mockingbird	Jarrod G Palmer	4/19/2021
ROBERTA HODGE	961 SE Robin Dr.	Roberta Hodge	4-26-2021
Orville K. Heesch	951 Scenic View	Orville K. Heesch	4-21-21
LAURENCE EADIE	1418 CHICKADEE LN	Laurence Eadie	4/23/21
Jan Mantle	831 Scenic View Dr.	Jan Mantle	5/1/21
Brian Mantle	" " "	Brian Mantle	5/1/21
Helen Davis	315 Mockingbird	Helen Davis	5/3/21
Judy Gumm	961 SE Scenic View	Judy Gumm	5-10-21
Korly Hecht	823 SE Mockingbird	Korly Hecht	5-10-21
Doug Sandvick	1419 SE Chickadee LN	Doug Sandvick	5/14/2021
Kristina Sandvick	1419 SE Chickadee	Kristina Sandvick	5/14/2021
Linda Carle	1423 SE Chickadee	Linda Carle	5/14/2021
Edward Carle	1423 SE Chickadee	Edward Carle	5/14/2021
Kene' Ward	1021 SE Scenic View Dr.	Kene' Ward	05/15/2021
Esther Oster	905 SE Robin Drive	Esther M. Oster	5/19/2021

From: [Jody Washburn](#)
To: [Jon Rickard](#)
Subject: Support for manufactured home park zoning in College Place
Date: Monday, October 18, 2021 9:10:55 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Jon Rickard,

I am writing to express my support for expanding the manufactured home park zoning in College Place. We are in the midst of a housing crisis, with the increase in rent and home purchase prices impacting a large percentage of the population here. Anything we can do to provide sustainable and safe housing options is a step in the right direction. For many people, manufactured homes are an affordable way forward, and I would like to see College Place provide space for this as part of our response to the housing needs in our community.

Thank you for representing our community's needs in the spaces where these decisions are being made!

Best,

Jody Washburn
309 SW 11th Street
College Place, WA 99324

From: [Rose Eaton](#)
To: [Jon Rickard](#)
Cc: [Rose Eaton](#)
Subject: Revise the zoning
Date: Tuesday, October 19, 2021 6:52:31 AM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Rose M. Eaton
1418 SE Chickadee Ln
College Place, WA 99324

I'd like to address the fine folks of our planning commission today.
In regards to revising the zoning of our neighborhood from Multifamily Housing back to its original zoning for Manufactured Homes like it has been for decades.

Country Estates Manufactured Home Community presently serves as an affordable, quiet neighborhood where the residents live in a peaceful existence, and tend to look out for one another.

Even though the minimum age to live here is 55 years old, the average is around 72 years old. Most of us have made the choice to live out our retirement years here ,which allows us to maintain our independence while feeling secure in the fact that we watch out for each other.

Besides being tax paying citizens, we also exercise our voting rights and serve on juries. We also serve the community by volunteering and participating in social events to the best of our abilities.

With the present zoning status in place it feels like another day of uncertainty. Will our world come down around us and be forced to move and possibly lose our biggest asset in the process?

I'm still confused why we never received notification when the original zoning for Manufactured Homes was changed to Multi Residential.

My husband and I request that you reconsider that decision and return it to the zoning that was established when the park was built in 1974.

Thank you for your time and hope you make your parents proud by making the right decision in respect of your elderly citizens.

Sincerely,
Rose M.Eaton



October 19, 2021

Mr. Jon Rickard
City of College Place
Community Development Director
625 South College Avenue
College Place, WA 99324

RE: Restrictive Zoning Leads to Less Housing, Proposed Right of First Refusal is Unconstitutional

Dear Mr. Rickard:

We are writing on behalf of the manufactured home communities located in College Place. Manufactured Housing Communities of Washington (MHCW) is the trade organization which has represented owners and operators of manufactured/mobile home communities in Washington for more than 60 years. MHCW seeks to educate and work collaboratively with lawmakers and government officials to show the benefits of our housing and how manufactured home communities are an integral part of the solution for Washington's housing shortage.

Restrictive Zoning Leads to LESS Housing

A local member of our association recently made us aware of proposals in College Place's comprehensive housing plan which would reimpose a spot-zone designation for manufactured home communities (MHCs) and add several new restrictions to the owners of said communities. While we support the spirit of the undertaking, we don't believe the intended legislation will achieve the desired results. The city's stated policy objectives in the proposal include both preservation of existing housing stock and the creation of new housing opportunities. Unfortunately, as drafted, the proposal does nothing to encourage the creation of new manufactured housing communities. A major component of the shortage of available manufactured housing communities is directly related to restrictive zoning. There are many areas which could accommodate new MHCs but for these restrictions.

Restrictive Zoning Has Failed to Produce More Affordable Housing

Is the intention to have a separate proposal to re-zone existing vacant land with the MHP designation? Supply and demand affect pricing in all forms of housing, even that which is intended to be affordable. College Place and Walla Walla are both experiencing increased population growth. The effects of competition for the limited number of homes in the area is apparent, as all housing types have seen notable increases in the past couple years. As more people move to the area, this competition and the price increases it brings will only intensify. Not providing for the creation of more manufactured housing opportunities will not just stymie the creation of new supply, it will also slowly erode the affordability of the existing stock.

Looking at sales data in the communities located in College Place, there have been significant price increases over the past several years. According to public records, a manufactured home which sold for \$70,000 in 2015 was relisted earlier this year at \$119,000 and eventually sold for



\$132,000, nearly 11% over the asking price. We have seen similar patterns across the state with 40-year-old manufactured homes in some Puget Sound communities selling for more than \$200,000 after getting into a bidding war. Spot-zoning such as that proposed by College Place did not produce more housing when it was previously enacted, nor has it created more affordable housing options in other jurisdictions where it has been implemented, namely Lynnwood, Snohomish County, and Tumwater. Artificially freezing the supply of existing housing is likely to add to the problem and will neither create new affordable/attainable housing, nor, ultimately, preserve it.

Proposed “Right of First Refusal” is Unconstitutional

MHCW has worked on this issue for many years at the State and local levels and has serious concerns about the proposed requirement to provide residents and resident groups a right of first refusal. A right of first refusal is typically a negotiated right between a potential seller and a potential buyer. The right is granted by the current owner in exchange for some sort of consideration. In the proposed case, no consideration is being offered the current property owners. This has been litigated at the state level previously with property owners prevailing. The plan as outlined by the city offers no clear mechanism for negotiation between seller and buyer when the proposed buyer is an “approved organization”, nor does it clarify why an “approved organization” should be allowed a more favorable time period to make its interest in purchasing a property known.

As it now stands, there is nothing stopping private operators nor “approved organizations” from making an offer or their interest to purchase known. No other form of private, non-subsidized housing faces a forced right of first refusal. We believe adding this into the city charter constitutes a taking and would open the municipality to expensive and unfruitful litigation. We have been very involved working with legislators and stakeholders in recent changes to the RCW and programs at the state level which recognize the legal and logistical problems presented by such rights of refusal. Current law at both the state and local level allow for residents to buy parks; the most common reason why this option is not used has less to do with legal impediments and much more to do with insufficient financing.

MHCW Wants to Work with City to Provide More Housing

We support the recognition by the city that manufactured housing can play a key role in expanding the supply of affordable and attainable housing, especially for the unsubsidized “missing middle” we often hear about in the housing debate. However, we are disappointed that the city chose not to engage the current community owners nor to seek input from the trade organization that supports this very type of housing. We would like to work with the city just as we have done at the state level and have the opportunity to help shape policy that will benefit the residents of our communities, the city, and the housing providers.

Best regards,

Chester Baldwin
MHCW Executive Director

COUNTRY ESTATES

55 & Older Manufactured Housing Community
938 Scenic View Drive
College Place WA 99324



October 19, 2021

City of College Place
Jon Rickard, Community Development Director
625 S. College Avenue
College Place, WA 99324

Dear Mr. Rickard:

Accompanying this letter is a position paper produced by MHCW (Manufactured Housing Communities of Washington), of which I am a longtime member, and an active member of its board of directors. The issues of restrictive spot-zoning and rights of first refusal for tenants of MHCs are not new, and we have been involved with them at the state and local government levels for years.

It is understandable that residents of MHCs are concerned with the continued availability of their leased lots, as there is always the possibility the property may undergo a change of use. Fortunately, this is not a common occurrence in Washington, especially among larger (80+ sites) communities. Purpose-built MHCs tend to stay in service for many years, and most of the closures are smaller communities. Since 2007, only one MHC with over 100 sites closed, and 35 of the 73 total closures through 10/1/2022 (closures must be announced at least one year in advance) were 15 lots or fewer. Eleven of the closures were two-lot or three-lot communities.

What is desperately needed is new development, which has not been encouraged or allowed in more populated areas, where housing demand is high. A good example is the proposed 500-lot MHC that Walla Walla County denied in Burbank. It was an ideal location, with utilities to the property and a ready developer, but the neighboring residents persuaded the county to deny it. Placing spot-zoning on existing communities does nothing to increase needed housing supply.

Country Estates was zoned MHP when we bought it in 1994, and we did not expect that to change. The zone change removing that designation was done without my knowledge, and whether it is restored has no effect on our future plans, but I do question the rationalization that these proposed zones will do anything to increase affordable housing.

I strongly oppose any effort to impose a tenants' right of first refusal on the sale of a community. As MHCW states, this would conflict with existing state law, and would almost certainly result in legal challenges if enacted. Resident purchases of MHCs do occur, and residents wishing to form a homeowners' association and state their desire to have an opportunity to buy their community can do so without any changes or additions to existing laws or ordinances.

A handwritten signature in cursive script that reads "Craig Rongey".

Craig Rongey, Governing/Managing Member
304 S Conklin Rd #51
Spokane Valley, WA 99037

509-926-5300
fax 866-388-2385
craig@countryestatesmhc.com