

City of Chelan

HOUSING ACTION PLAN



September 2020

BERK

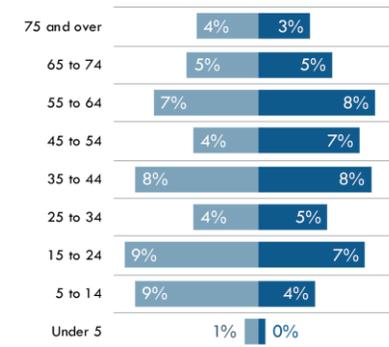
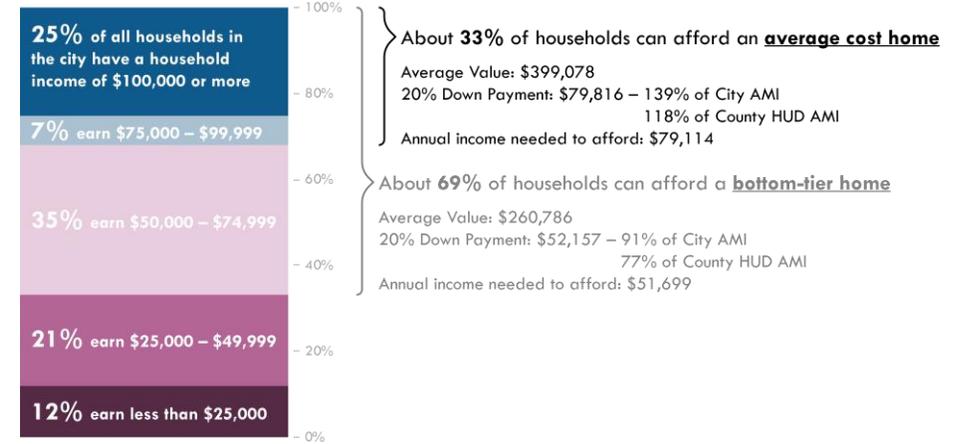


Housing Needs

4,355 pop
in 2020

- Ownership housing costs and availability
 - About 33% can afford average cost home.
- Rental housing costs and availability.
 - Costs are rising, and options are limited.
- Housing sizes/types misaligned to households.
- Ensure opportunities for senior housing.
- Lack of housing for seasonal workers (farmworkers and tourist-based): Most workers in the valley work multiple and/or seasonal jobs to get by. More information needed.

Percentage of All Households by Income Bracket, 2018



Population by Age Range, 2018

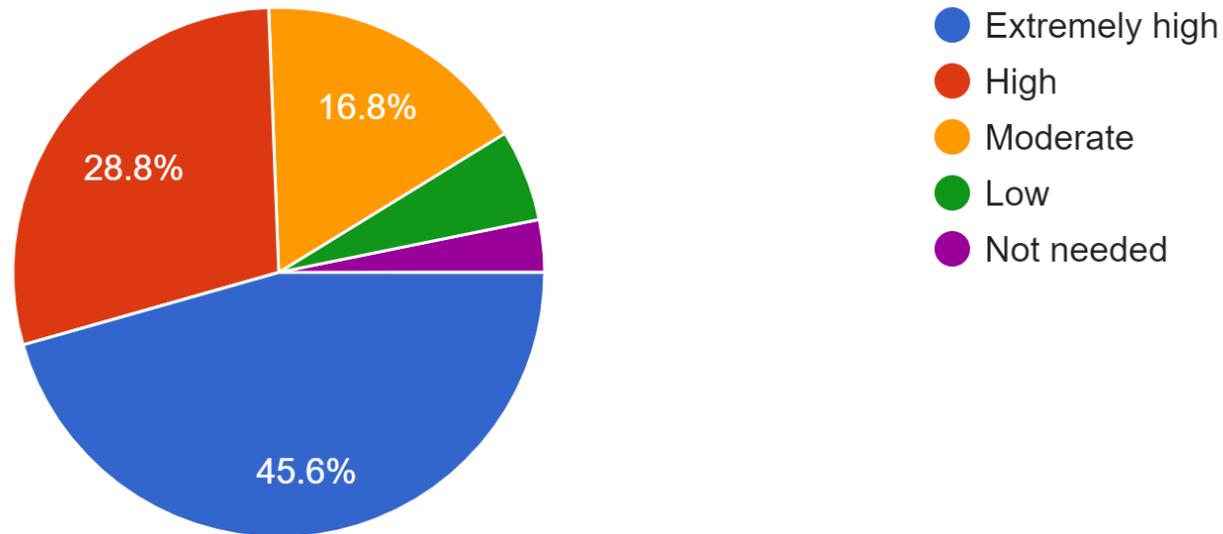
| | Female | Male |
|----------------|-----------------|------------------|
| Totals: | 2,140 | 1,930 |
| 65 and over | 375 (9%) | 347 (9%) |
| 50-64 | 365 (9%) | 423 (10%) |
| 18-49 | 850 (21%) | 876 (22%) |
| Under 18 | 550 (14%) | 284 (7%) |

About **19%** of the population is between **ages 50-64**
 Within the next 20 years, the senior population is expected to grow as baby boomers retire. Many of these residents will have special housing needs as they age (e.g., features to accommodate limited mobility).

Community Engagement

2. How would you characterize the need for affordable housing in Chelan?

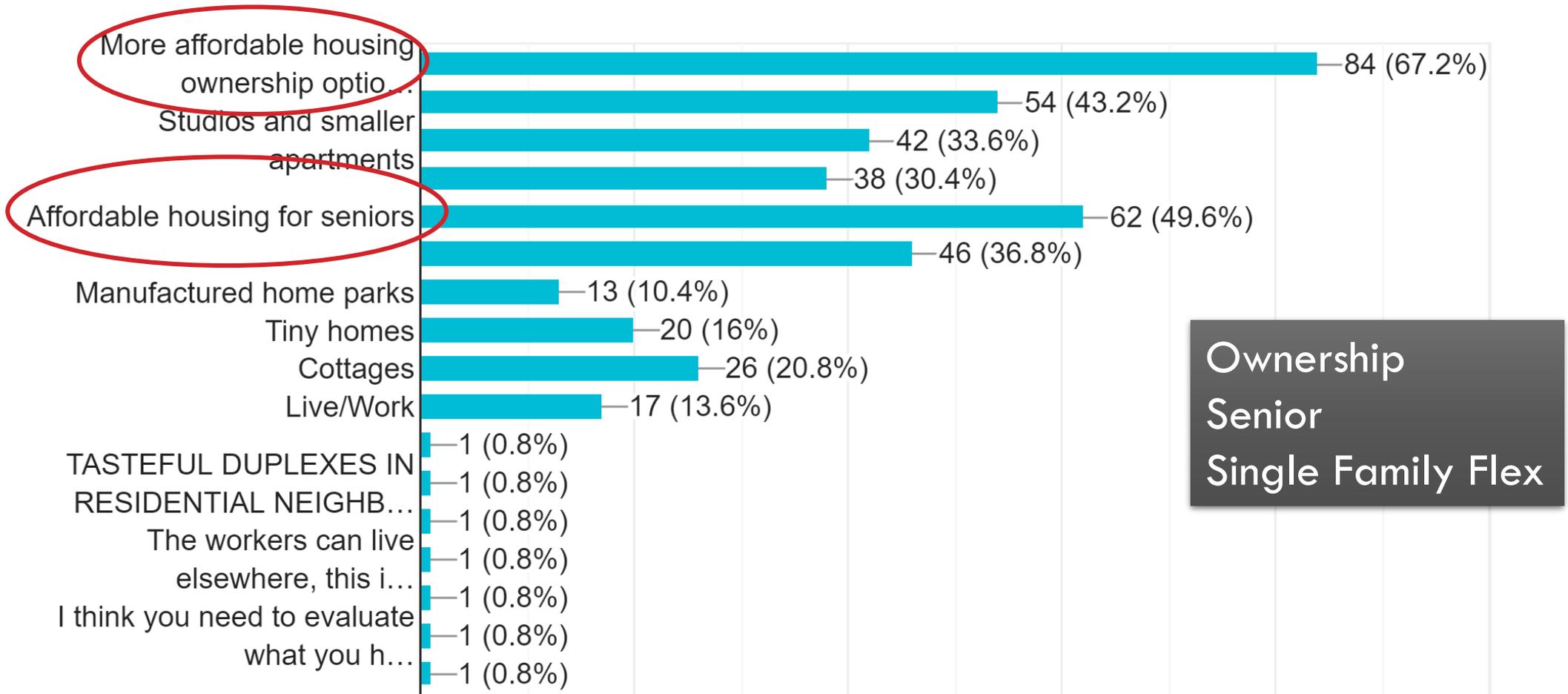
125 responses



Community: We need affordable housing.

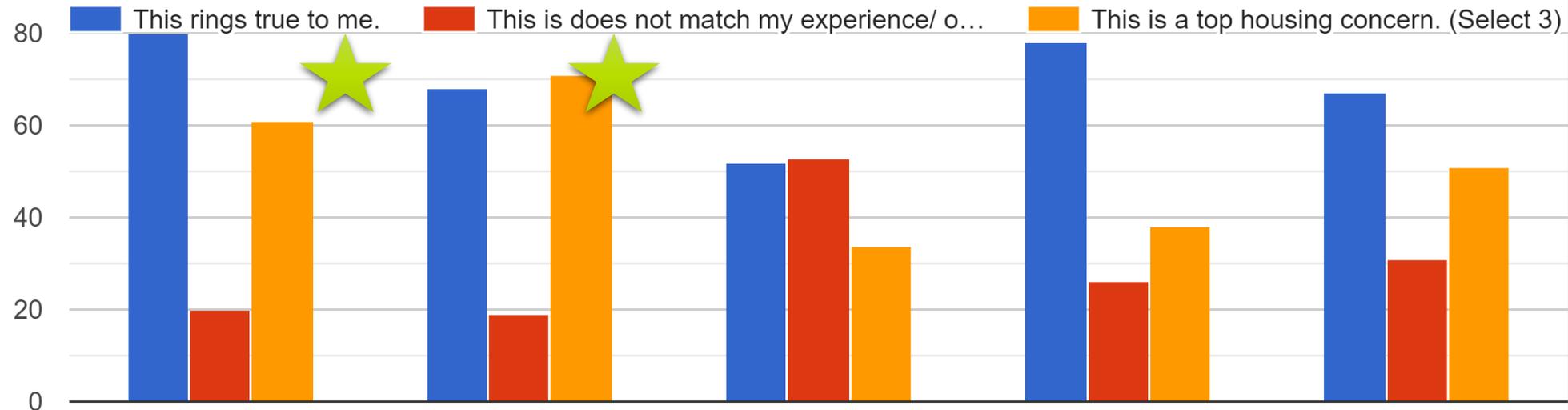
1. What kind of housing options do you think are in greatest need in Chelan? (check all that apply)

125 responses



Most important for HAP: Rental Owner

5. The table below summarizes key trends related to needs in Chelan. For each finding, let us know if the information aligns with your experience and...n when creating a Housing Action Plan for Chelan.



Home ownership is unaffordable for many households.

Rental housing costs are rising and options are limited for low and mod. income households.

Lack of diversity in the housing options available ... and a misalignment between housing units and the size of households.

Opportunities for senior housing will become increasingly important.

Lack of housing for seasonal workers and farmworkers despite being a service and tourist-based economy.

Amenities or Features for Affordable Hsg:

- Location – Services
- Parking
- Owner Occupied

6. What amenities or features would most help an affordable housing development succeed?
(check all that apply)

125 responses



Policy Review

- Partial progress on Comprehensive Plan Objectives
- Permits:
 - Increase in single family and multifamily permits. Single-family greater share.
 - 5 pending multifamily or townhome projects – 3 in areas rezoned in 2017.
 - Densities meet plan goals.
- Reviewing permit data, Northshore homes would be affordable to fewer households than those built in subdivisions in east and south Chelan.

Measurable Objective – Housing:

Promote Affordable and Diverse Housing
Housing Objective Measures: Housing capacity, percentage of cost-burdened households, units with long-term affordability agreements.

- ✓ **Capacity:** Sufficient housing capacity to meet targets.
- **Cost-Burden:** Increase in households with cost-burden.
- ✓ **Long-Term Affordability:** Maintain 5 properties with 199 units. Pending 1 project with 5 townhomes.

HAP Objectives

- Make it Easier to Build Affordable Ownership and Rental Housing
- Increase Housing Variety and Choices
- Ensure Opportunities for Senior Housing
- Promote Housing for Seasonal *and Permanent* Workers supporting the Agriculture and Tourist Based Economy

Stakeholder: at every income level there is a lack of housing (yes that intensifies at the lower levels but the lack of housing at the higher income levels is forcing additional competition for the more affordable housing)

Stakeholder: most large ag employers are providing farmworker housing right in the orchards, but families with children then want to be closer to the schools or their partner's working in the service industries

Stakeholder: many ... are looking for multi-generational home-ownership opportunities (to be able to take care of their parents, etc.)

Prelim. Alternative Housing Model Ord.

Strategy

✓ **Tiny Homes, Micro-housing, and Others**

Density Bonuses

Downtown and Multifamily Height Allowances

Downtown and Multifamily Setbacks and Open Space Allowances

Accessory Dwelling Units: Variances to the Building Code

✓ **Parking Reductions for On street Spaces**

Seasonal Housing Incentives or Requirements

Expedited Permit Review

SEPA Threshold Exemptions for Both Market Rate and Affordable Development

Subdivision Review Streamlining

✓ **Deferred or Reduced System Development Charges**

Sales Tax for Affordable Housing

+Infrastructure
Extension

SCOPE

Draft Housing Model Ordinance
– Staff developed rough draft

Scope to review these ideas and
add others

Solutions have potential for
productivity and could help
address identified gaps

Evaluate further in HAP

*Are these a fit for Chelan? Where?
What need do they meet?
What are we missing?*



Next Steps/Lessons Learned

- Flesh out strategies
- More information: seasonal businesses
- Share with Planning Commission & City Council

