

## ***Housing Element***

### **INTRODUCTION**

#### **Purpose of the Housing Element**

This Housing Element addresses the fourth goal of the Growth Management Act and is intended to serve as a guide to provide for the community's needs and desires for housing. Satisfying these needs will require a variety of housing types and densities which are addressed in the following section. This section is directly related to other important sections of the plan including land use, transportation, economic development, capital facilities, and natural resources. As such, the Housing Element has developed incrementally with the progress of the other interrelated elements. In addition, the work of the Grant County Strategic Planning & Housing Response Team has been followed closely and incorporated in the Ephrata Housing Section as appropriate.

The ability to obtain affordable housing is essential to a stable, healthy and thriving community. Most housing is not built by cities, but by the private sector. However, cities and other entities, such as lending institutions, do impact the supply and affordability of housing. This element focuses on the housing supply and affordability factors that the City can either control or influence. In this element the city must demonstrate how it will meet the housing needs of its residents, especially of its low and moderate income residents.

#### **What Does the Growth Management Act Require?**

The Growth Management Act of 1990, as amended, requires that Ephrata's Comprehensive Plan have a housing element that:

- Recognizes the vitality and character of established residential neighborhoods.
- Includes an inventory and analysis of existing and projected housing needs.
- Includes a statement of goals, policies, and objectives for the preservation, improvement and development of housing.

- Identifies sufficient land for housing, including, but not limited to, government assisted housing, housing for low income families, manufactured housing, and group homes and foster care facilities.
- Makes adequate provisions for existing and projected needs of all economic segments of the community.
- The Housing Element has been developed in accordance with the County-Wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the comprehensive plan.

**Note: Appendix E** provides the population breakdown and projected needs assessment as presented in the Housing Needs Assessment and Economic Analysis Document.

## **Existing Conditions**

Ephrata is at a critical turning point in its growth and development. A very recent surge in housing sales has diminished the affordable housing stock available to all housing sectors. However, Ephrata is in a development upswing and is experiencing a huge increase in planned developments on vacant lands throughout the city. The community believes the growth rate over the next few years will be directly related to the availability of affordable housing and industrial growth.

## **Neighborhoods**

Ephrata's residential neighborhoods are identified in eight distinct areas. Most neighborhoods are near schools, parks, and other services.

**Grand View Heights-** The neighborhood is in the northwest area of Ephrata and is bordered by the West Canal to the northeast, 1st Ave. NW to the southwest and open hillsides to the north and west. The canal is large with fast moving water during irrigation season. Though the canal is fenced, a neighborhood park provides an open space buffer and additional protection to the residential area from the canal. First Ave NW is a minor arterial and the only access point from this neighborhood to the city.

Grand View Heights is characterized by a mixture of homes ranging from small two bedroom cottages to large executive homes. These

homes were constructed over a period of time beginning in the early 1950's and continuing to the present. The styles have changed as needs and designs have changed over the years and reflect average to good quality and marketability. The homes in this neighborhood include those that are custom designed and constructed along with the 1950's tract homes. The neighborhood is within walking distance of schools and Ephrata's downtown area. This location is reflected in the neighborhood's desirability, as this area continues to have good marketability and the units seldom remain on the market for long. There are no unfavorable factors that adversely affect value or marketability. The Grand View area is considered one of the best neighborhoods in Ephrata with good marketability of all classes of homes.

**Ephrata Heights-**This area in eastern Ephrata is bordered by the Port of Ephrata to the west, vacant land to the north, a topographical ridge overlooking downtown Ephrata to the west and Nat Washington Way and Third Avenue SE to the south. This residential neighborhood is characterized by homes dating from the 1940's to the present, with a mix of single-family, duplex, and multi-family residences. The new housing in this neighborhood range from starter homes to custom larger homes. There are a few neighborhood commercial uses in this area. It is separated from other residential areas of Ephrata by topographical and physical features as well as commercial and industrial activities.

This neighborhood is comprised primarily of homes reflecting standard quality and marketability. Availability of services combined with easy access to employment, shopping, and schools make this neighborhood competitive in the marketplace.

**St. Rose School Area-**This neighborhood is bordered by a topographical ridge overlooking downtown Ephrata to the west, Southeast Blvd./Nat Washington Way to the east, vacant land and SR 282 to the south, and Third Avenue SE to the north. This neighborhood is characterized primarily by high density mobile homes in mobile home parks dating from the late 1960's to the present. The Grant County Housing Authority built several low to medium income housing units in the 1990's and are nearing build-out with several newly built homes built in the last three years. In the more recent past the Washington Agriculture Family Assistance Program has built addition housing in this neighborhood also. Additional multi-family residential zoning has become available in this neighborhood and is posed for

continued development. This neighborhood is separated from other residential areas by physical and topographical features.

This neighborhood is comprised primarily of homes reflecting standard quality and marketability. Affordability of housing makes this neighborhood competitive in the marketplace.

**Swanson-**This neighborhood lies below a topographical ridge to the east, is bordered to the North by the Ephrata Public Works Shops, State Route 282 to the south, and Alder St to the west.

This neighborhood is characterized by residential use, with the exception of the city shop and a few small businesses on the west border. This is an older section of town which is in a period of restoration. Although the predominant occupancy is by owner, there is approximately 40% tenant occupancy. This neighborhood is comprised primarily of homes reflecting standard quality and marketability. Availability of services, lower cost housing and easy access to employment, shopping, and schools make this neighborhood competitive in the marketplace.

**Orchard View-** This neighborhood is located in the southern part of the city and is bordered by Railroad Ave to the west, the city limits to the north and vacant land to the south and east. This is a recent development which began in the early 1990's. This low-density residential area is comprised of a mix of manufactured homes and more recently with site built single family residences. It is separated from other residential areas by the railroad, agricultural land and as well as the vacant land.

**Oasis Park-** This neighborhood is bordered by Oasis Park to the south, the West Main Canal to the west, vacant land and commercial businesses to the north, and Basin Street (SR 28) to the east. The homes in this area date from the late 1970's. The residential character of this neighborhood is comprised of two mobile home parks, and mobile homes on larger lots that provide a transition area between the high density use and park, and adjacent rural area. The homes in this neighborhood primarily reflect standard quality and marketability. Affordability of the units makes this neighborhood competitive in the marketplace.

**Southwest Ephrata Flats-**This neighborhood is bordered by Nat Washington Way/Third Avenue Southwest to the north, C St to the southeast, 18th Avenue to the south and the West Canal to the west.

The neighborhood is characterized by residential use and is bordered by commercial uses. It is separated from other residential areas of Ephrata and by topographical and physical features, as well as commercial activities. Housing in this area for the most part range from homes built in the 1930's and 1940's to the 1970's. Many of the houses in this area have been updated and this area is becoming the first time home buyers section of town.

The homes in this neighborhood primarily reflect standard quality, and marketability. Availability of services combined with easy access to employment, shopping, and schools make this neighborhood competitive in the marketplace.

**NW Ephrata Flats**-This neighborhood is bordered to the south by Third Avenue SW, to the west by the West Main Canal, to the North by 7th Avenue NW and the city limits, and to the east by C Street. This neighborhood is the oldest residential area within Ephrata, with houses dating from the early 1900's to the present. The main land use in this area is mixed-density residential, but also includes government centers interspersed with private businesses.

The homes in this neighborhood primarily reflect standard quality and marketability. Availability of services combined with easy access to employment, shopping, and schools make this neighborhood competitive in the marketplace.

### **Households and Population Trends**

Within Ephrata there are diverse incomes, ages, and household types. The amount and type of housing desired by our residents continues to change, reflecting the changing demographic make up of the City. Ephrata's housing stock must accommodate the various types and costs of housing needed by all its community members.

There is projected to be an increase of at least 2,500 new households in Ephrata's Planning Area from 2007 to the year 2027, for a total of 5,000 households or about 12,700 people. Much of the growth that has happened is due to new construction. Ephrata's target for households for the next 20 years is 1,500 for the City limits. As of the beginning of 2007, Ephrata has the capacity to accommodate less than 200 households due to the lack of platted and serviced lots. However, with the recent interest in new subdivision as listed below that are nearing preliminary approval this lack of lots will become an abundance of lots.

Table 6.1 demonstrates the changes in Ephrata families over the past decade.

<b>Type of Household</b>	<b>1990</b>	<b>2000</b>	<b>Change</b>
Single	606	693	13%
Elderly (65+)	845	737	-13%
Family	1110	1,776	38%
Small (2-4 people)	1279	1,485	14%
Large (5+ people)	198	291	32%
<b>Non-family</b>			
Small (2-4 people)	58	89	35%
Large (5+ people)	1	3	67%
Total Number	2,142	2,561	16%
Average household size	3.04	2.56	-16%
Source: US Census			

Population growth has seen a moderate increase during the last several years, showing a 2% increase from 2000 to 2006. This growth is expected to continue and increase due to Ephrata's desirability as a bedroom community to neighboring towns. The expansion of retail and industrial development in the neighboring communities will continue to impact the growth rate in Ephrata.

The fastest growing segments of the population are retirement age 55 and over, and those in the 25 to 44 age group. These age groups are competing for the affordable housing units within the city. Ephrata has a small minority population. The Hispanic population is the largest minority and comprises 4% of the City's population and 7% of the school's student population. Ephrata has a low poverty rate as well at only 9.9%. The average Per Capita Income (PCI) is 113% of the county PCI and 78% of the State PCI. Average per capita income as reported in the 1990 U.S. Census was \$11,700 and the household income was \$24,648. Average per capita income as reported in the 2000 U.S. Census was \$17,929 and the household mean average for all sectors of the population was \$45,550.

## **Household Income**

Understanding the distribution of household income in Ephrata is a vital step in planning for its housing needs. A household's income dictates its housing decisions and opportunities. Income groups typically are defined as follows:

<b>Income Range</b>	<b>Percentage of County Median Income</b>
Very Low	0 to 30%
Low	30 to 50%
Moderate	50 to 80%
Middle	80 to 120%
Upper	120%

Grant County's 1999 median income for all households, regardless of the number of people per household, was \$35,276. Ephrata's median income based on 1999 income was \$35,060. Ephrata's 2000 income breakdown is pictured in the chart below. As the chart indicates, Ephrata's income groups are distributed in a 70:30 split between middle-income and above, and moderate-income and below. It should be noted that the data in Table 6.3 are 1999 income data collected in the 2000 Census.

**Table 6.3  
HOUSEHOLDS BY INCOME LEVEL**

<b>Total Households:</b>	
Less than \$10,000	310
\$10,000 to \$14,999	140
\$15,000 to \$19,999	207
\$20,000 to \$24,999	149
\$25,000 to \$29,999	269
\$30,000 to \$34,999	215
\$35,000 to \$39,999	159
\$40,000 to \$44,999	103
\$45,000 to \$49,999	99
\$50,000 to \$59,999	267
\$60,000 to \$74,999	269
\$75,000 to \$99,999	215
\$100,000 to \$124,999	74
\$125,000 to \$149,999	78

\$150,000 to \$199,999	14
\$200,000 or more	16
U.S. Census Bureau Census 2000	

The income level of a household is determined by the number of people in the household as well as by its annual income. A household, whose gross yearly income is \$26,026 or \$12.50 an hour, is a low-income household. The household projections made in this element assume a distribution of income groups proportionate to what existed in 2000.

## **Housing Affordability**

Affordable housing applies to a wide range of housing types and costs that will meet the need of the diverse community in Ephrata. The marketplace is moving to meeting the housing needs of middle-income households. However the availability of housing for low and moderate income and special needs households should be increased. The definition of affordable housing is the following:

*Adequate, appropriate shelter, costing no more, including utilities, than 30% of the household's gross monthly income.*

This applies to the whole community regardless of income. Affordable housing should in all cases be safe and adequate. This also assumes individuals and families have options when selecting housing. 50% of Ephrata residents living in owner occupied housing and almost 25% of renters are paying in excess of 30% of their income for housing costs.

## **Factors in the Cost of Housing**

The cost of housing is influenced by land costs, construction costs, financing costs, regulations, permits, and fees. The banking industry's requirement that land cost shall be only 25 to 30% of the value of a home is dramatically impacting the size of homes, and thus the cost of housing. Rising land costs are driving the market toward large, upper-end housing. In order to survive, developers must pass on the higher costs of these large houses by charging higher prices to buyers. This free-market rule also applies to developers of nonprofit housing.

The trend can be counteracted somewhat by allowing smaller lots and higher densities, so that an acceptable ratio of land to housing value

can be met with smaller houses. For non-single-family housing, the same financing requirements affect the eventual rents. Reducing the amount of land required for the same-sized development will provide more affordable housing. Design guidelines are the key to easily and pleasantly integrating this housing into the community.

In addition, cities can ensure that their permit process, development regulations, and other housing-related regulations and fees do not unjustifiably impact housing costs and supply. Ephrata has been working actively on reducing these impacts and will continue to do so in the future.

**Home Sales**

The average sales price of a single family home has escalated from \$35,961 in 1989 to \$76,367 in 1994 and \$112,413 (\$142,184 land and residence) in 2005 per the County Assessor. With the average household income at \$45,550, many people in Ephrata can only afford homes in the \$118,000 to \$128,000 range.

**Building Permits**

City of Ephrata Residential Permits	1990	1991	1992	1993	1994	1995	1996	1997	1998
Single Family	6	18	9	20	17	49	23	12	12
Apartments	0	0	0	0	5	8	14	0	4
Duplexes	0	0	0	0	5	3	0	0	0
Manufactured Homes	2	8	6	17	35	39	33	25	24
Modular Homes	0	2	0	4	3	1	0	0	0
<b>Total</b>	<b>8</b>	<b>28</b>	<b>15</b>	<b>41</b>	<b>65</b>	<b>100</b>	<b>70</b>	<b>37</b>	<b>40</b>

City of Ephrata Residential Permits	1999	2000	2001	2002	2003	2004	2005	2006	
Single Family	11	13	5	9	6	13	29	34	

Apartments	14	0	0	26	0	8	0	0	
Duplexes	6	0	1	4	4	4	8	0	
Manufactured Homes	9	11	8	4	5	0	4	6	
Modular Homes	0	0	0	0	0	0	0	0	
Total	40	24	14	43	15	23	41	40	

The table above shows the new home construction activity from 1990 through 2006. New home construction has exhibited cyclic increases throughout this period from just a total of 8 residential units in 1990 to 100 residential units in 1995. Almost half of the new housing units erected between 1990 and 1995 were mobile homes with a sharp increase in site built construction after 1998 and a considerable drop in manufactured homes at this same time.

Activity for 2006 indicates this new construction trend is continuing as 34 site built structure permits were issued between January and early December of this year.

### **Projected Needs**

Lack of sufficient housing stock can have a detrimental affect on the quality of life in a community and can greatly affect new business development and retail trade. Another concern of the city is that limited amounts of lower cost housing will cause lower income residents to move outside city limits, away from necessary services and in unsafe, substandard units that do not meet minimum code requirements.

Anticipated need of the City of Ephrata for new housing in the next five years (2007-2012) will be 270 new units. This estimate however is based on historical data from county-wide growth allocated by population. Using actual current population growth statistics and trends the projected need is even greater. Based on the anticipated growth trend, a need for 510 units is anticipated in the next five years or 1,102 units over the next ten years.

The Ephrata Housing Needs Assessment also identifies anticipated special needs housing that will be required for the city. The

Assessment anticipates there will be a need for 144 units available to low-income residents, and recommends that at least two handicapped accessible units be provided in new planned developments. Though the projected need is negligible at this time, this will serve the future increasing needs of the existing 469 individuals aged 55-64.

<b>Special Needs Housing</b>	<b>Population</b>
Nursing Home	45
Grant County Jail	7
Ephrata Fire Department	1
Grant County Juvenile Detention Center	17

The city of Ephrata is fortunate in that there are several agencies providing housing for the low income population. Grant County Community Action Council owns a total of 17 one and two bedroom units in Ephrata. These units are rented to families with an income of 80% of the county median or less. GCCAC has rehabilitating a historic three-story building in downtown Ephrata. This innovative project converted a former hotel into 14 new apartments that are available only to low and moderate income households. One of the apartments will be handicap accessible. The project was completed in 1997.

The Housing Authority of Grant County has been very proactive in meeting the housing needs of the Ephrata's low and moderate income population. Since 1993 the Housing Authority has constructed twenty six houses, retaining 10 as public housing rental units, and the rest for sale. The Housing Authority's remaining 40 lots have completed construction, and they are currently in the early stages of developing an additional 20 acres of property. The Housing Authority maintains a county-wide waiting list for its public housing. There are currently 100 families on the waiting list.

Ephrata citizen's passed a bond allowing Columbia Basin Hospital to upgrade its facilities. The upgrade includes the provision of 32 assisted care living apartments. These wheelchair accessible units can

serve up to 45 people who will benefit from having the nursing staff available to maintain independent living.

There are several active subdivisions in various stages of development that will greatly affect the city's housing capacity. The remaining lots in Jerdon's Addition in the southeast part of the city are owned by the Grant County Housing Authority and will provide 39 units of housing affordable to households who earn up to 115% of the median income for the county. This subdivision provides medium to high densities and could accommodate either site built or manufactured homes.

The following projects are in various stages of development and will serve a variety of housing needs and densities.

**Orchard View-** Also in the southern area of the city is a development that will provide 100+ lots of low density development suitable for manufactured homes and site built homes.

**Dodson Residential Development** – In the southernmost section of Ephrata is proposing an approximately 600 lot/900 dwelling unit low density development proposed for moderate to upper level site built homes and townhouses.

**Prairie Bluff Development** – a 233 lot medium density development in the Northeast area of the city suitable for low to moderate level housing.

**Summerwind Development** – also in the Northeast section of the city proposed to develop 28 low income subsidized multi-family housing units.

**Urban Growth Area-** As discussed in the Growth Management Act element of this comprehensive plan, the Urban Growth Area will provide additional land to meet a variety of housing needs.

Ephrata is currently in a favorable position to provide the needed housing in all economic segments. Review of the Residential Land Use Inventory of the Land Use Element would indicate the current levels of vacant properties will allow a wide variety of housing to any segment as the market demands. 60% of the residentially designated land and 81 % of the residential land in the Urban Growth Area will allow considerable options to home builders. It should also be noted that with the expected increase of a potential of 1,500 building lots in the

next several years the pricing and availability will increase to fill in any market depressions for affordable housing. Additional affordable housing can be created with over three hundred acres of vacant lands existing within the Residential-2 and Residential-4 zones which allow the development of manufactured home parks.

Land Capacity for future growth inside the City of Ephrata

<b>Density</b>	<b>Vacant Acres</b>	<b>DU/Acre</b>	<b>Potential DU</b>	<b>Average Person/DU</b>	<b>Potential Population Served</b>
<b>High</b>	160	8	1,280	2.8	3,584
<b>Medium</b>	155	5	775	2.8	2,170
<b>Low</b>	486	4	1,944	2.8	5,443
<b>Mixed</b>	<b>173</b>	<b>4</b>	<b>692</b>	<b>2.8</b>	<b>1,938</b>
	<b>974</b>		<b>4,691</b>	<b>2.8</b>	<b>13,135</b>

<b>EPHRATA LAND USE INVENTORY</b>			
Urban Growth Area			
Zone	Acres	Vacant Acres	Percent Vacant
Low Density	27	25	92%
Medium Density	12	3	25%
High Density	26	25	96%
<b>Total</b>	<b>65</b>	<b>53</b>	<b>81%</b>

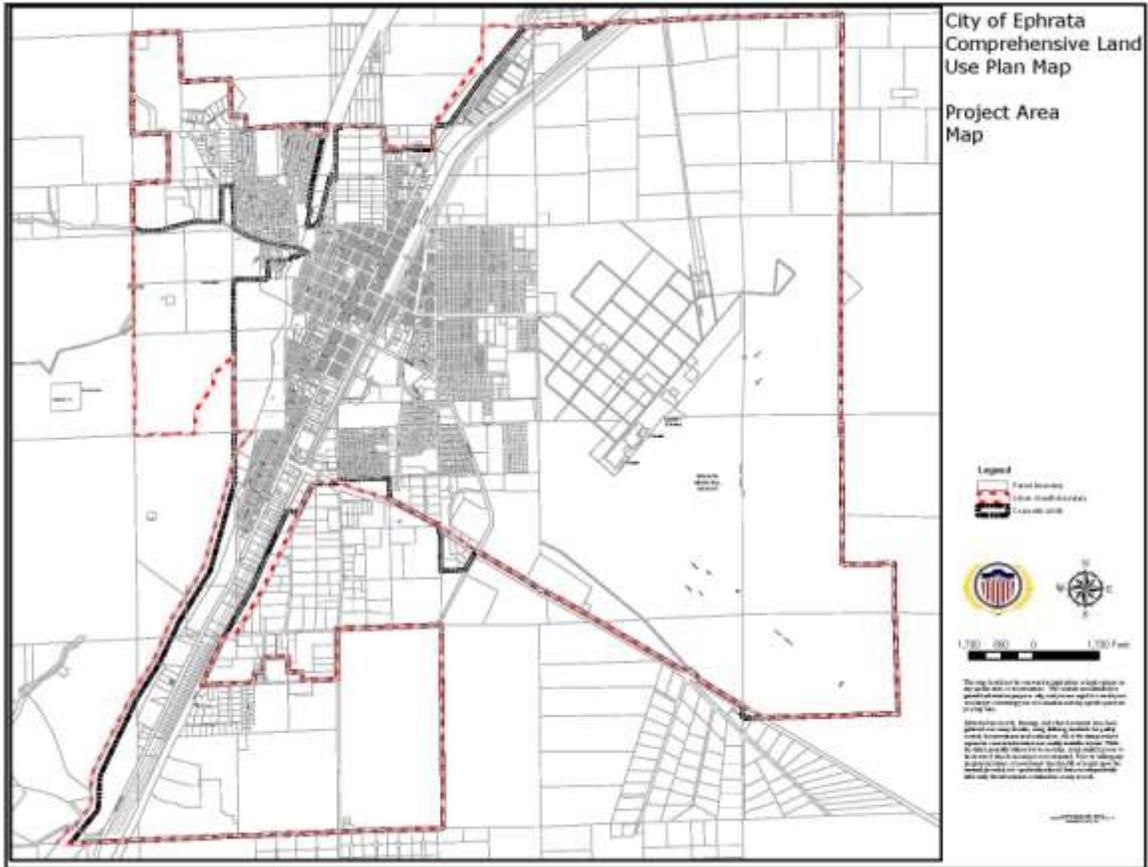
Residential Land Capacity inside the Urban Growth Area

Density	Vacant Acres	DU/Acre	Potential DU	Average Person/DU	Potential Population Served
High	25	8	200	2.8	560
Medium	3	5	15	2.8	42
Low	26	4	104	2.8	291
	<b>54</b>		<b>319</b>	<b>2.8</b>	<b>893</b>

<b>Ephrata Population Projection 3% Growth</b>			
	<b>2000</b>	<b>6,669</b>	<b>6,808*</b>
	<b>2005</b>	<b>7,731</b>	<b>6,930*</b>
	<b>2006</b>	<b>7,963</b>	<b>6,950*</b>
	<b>2007</b>	<b>8,202</b>	<b>7,025*</b>
	<b>2008</b>	<b>8,448</b>	<b>7,065*</b>
	<b>2009</b>	<b>8,701</b>	
	<b>2010</b>	<b>8,962</b>	
	<b>2011</b>	<b>9,231</b>	
	<b>2012</b>	<b>9,508</b>	
	<b>2013</b>	<b>9,793</b>	
	<b>2014</b>	<b>10,087</b>	
	<b>2015</b>	<b>10,390</b>	
	<b>2016</b>	<b>10,702</b>	
	<b>2017</b>	<b>11,023</b>	
	<b>2018</b>	<b>11,354</b>	
	<b>2019</b>	<b>11,695</b>	
	<b>2020</b>	<b>12,046</b>	
	<b>2021</b>	<b>12,407</b>	
	<b>2022</b>	<b>12,779</b>	
	<b>2023</b>	<b>13,162</b>	
	<b>2024</b>	<b>13,557</b>	
	<b>2025</b>	<b>13,964</b>	
		<b>* denotes OFM Projection</b>	

As indicated in the tables above, Ephrata would be at the brink of acceptability for future growth following the stated 3% annual growth rate expected by the City, however, the High Series Growth Rate as projected by the Washington State Office of Financial Management would indicate only a population of 9,352 which is well within the potential dwelling unit count as shown above.

# Project Area Map



# HOUSING GOALS AND POLICIES

## Affordability

- Goal 1: To promote and assist in the development of affordable housing on all residentially zoned, City-owned properties.
- Goal 2: To increase the opportunity for all residents to purchase or rent affordable, safe and sanitary housing.
- Goal 3: To consider the earning potential of the employees of farm-oriented businesses and industries.

## Development Options

- Goal 4: To promote new residential development at densities that will allow cost savings and consolidation of services.
- Goal 5: To encourage the development of multi-family housing within existing retail commercial areas, in particular in commercial or community structures, as long as the street-level use remains commercial.
- Goal 6: To carefully examine the needs of current residents in order to direct new housing development, rehabilitation, and assisted housing to where it is needed most.

## Neighborhood Preservation

- Goal 7: To protect the public health and safety by preventing the encroachment of incompatible land uses.
- Goal 8: To encourage the preservation of existing housing stock through rehabilitation efforts.

Goal	Policy	Program
1. To promote and assist in development of affordable housing on all residentially zoned, City-owned properties.	1.a. Surplus municipally owned properties suitable for residential development to those developers willing to construct “affordable” housing.	1.a.1. Identify municipally owned properties suitable for residential development.
		1.a.2. Coordinate with the Housing Authority of Grant County and the Grant County Community Action Council (GCCAC) to establish “affordable”

		housing criteria and guidelines.
2. To increase the opportunity for all residents to purchase or rent affordable, safe and sanitary housing.	2.a. Assist in the creation of an affordable housing network between Grant County Housing Authority and local social service agencies to assist residents with housing issues.	2.a.1. Create a hotline to report violations of safety and sanitation codes.
		2.a.2. Create a local database to match landlords with prospective tenants.
3. To consider the earning potential of the employees of farm-oriented businesses and industries.	3.a. Ensure cooperation between the city, county and other agencies in a countywide housing needs assessment, which will address the affordability and availability of housing as it relates to the economy and workforce of the area.	
4. To promote new residential development at densities that will allow cost savings and consolidation of services.	4.a. Promote use of density bonuses for the inclusion of low to moderate income units.	4.a.1. Adopt a planned unit development (PUD) ordinance.
		4.a.2. Develop an ordinance allowing lot development on existing platted lots that do not meet current minimum area requirements.
	4.b. Encourage the provisions of smaller units and more compact housing types.	4.b.1. Develop an ordinance to allow for auxiliary apartments in residential zones as long as the unit maintains appropriate residential character and quality living environment.
		4.b.2. Consider offering incentives to encourage in-fill development.
		4.b.3. Develop an ordinance that will allow for zero-lot line development to encourage the efficient use of available land on small lots.
		4.b.4. Revise zoning ordinances in regards to elderly housing to allow for flexibility in density, parking, and unit size, <u>including provisions for “granny flats” or other</u>

		<u>techniques.</u>
	4.c. Encourage the use of manufactured housing in designated zones.	4.c.1. Review current zoning and develop performance standards governing placement of manufactured homes.
5. To encourage the development of multi-family housing within existing retail commercial areas, in particular in commercial or community structures, as long as the street-level, <u>storefront</u> use remains commercial.	5.a. Review all zoning laws to allow for mixed-use development.	5.a.1. Revise zoning laws to allow for mixed-use development in the downtown corridor.
6. To carefully examine the needs of current residents in order to direct new housing development, rehabilitation and assisted housing to where it is needed most.	6.a. Incorporate appropriate priorities of the Housing Affordability Strategy into its planning, with specific consideration given to home ownership programs, rehabilitation, and new construction.	6.a.1. Prepare a local Comprehensive Housing Affordability Strategy (CHAS) in conjunction with the Housing Authority of Grant County to address the housing needs of the community.
		6.a.2. Review state and federal housing programs.
		6.a.3. Make recommendations regarding future grant applications that will assist in providing affordable housing.
		6.a.4. Emphasize programs that involve partnerships between the public and private sector in the development of housing.
7. To protect the public health and safety by preventing the encroachment of incompatible land uses.	7.a. Encourage cluster developments. Where they occur, they should be placed off main arterials and contain vegetated buffer strips.	7.a.1. Develop ordinances to buffer residential areas from existing farmlands in order to protect residents from nuisances generated by either use.
	7.b. Promote the use of buffers or transition zones between land uses.	7.b.1. Require vegetative buffers between new residential areas and main roads, and areas zoned for different uses.
		7.b.2. <u>Develop guidelines on how to treat transition areas between potentially conflicting uses.</u>
8. To encourage the preservation of existing	8.a. Initiate coordination with neighborhood based groups	8.a.1. Sponsor community revitalization workshops

housing stock through rehabilitation efforts.	or other volunteer organizations to promote housing rehabilitation and community revitalization efforts.	for volunteers.
	8.b. Seek investment by promoting incentives for restoration projects in older neighborhoods.	8.b.1. Prepare a cost analysis of rehabilitation versus new house construction.
	8.c. Review state and federal housing programs and make recommendations regarding future grant applications that will assist in establishing city or non-profit housing rehabilitation and weatherization programs.	8.c.1. Provide a central clearinghouse to store and disseminate housing rehabilitation and weatherization program information.
	8.d. Review state and federal manufactured housing regulations for siting and construction requirements to ensure compliance.	
9. Promote the organization and enhancement of neighborhoods, and provide the opportunity for comfortable and well-maintained housing for all citizens.	9.a. Support housing with appropriate amenities for individuals, families and children.	
	9.b. Require developments to provide their fair share of on-site and off-site improvements needed as a result of the development.	
	9.c. Continue to utilize regulatory measures to control impacts of residential development on the environment and on water quality. Review these regulations periodically to assess their overall effectiveness and their impact on housing cost and supply.	
10. Actively promote community awareness and education regarding available housing resources and needs, as well as populations that require housing assistance.	10.a. Promote education and guidance of low- and moderate-income households on financing assistance, home purchasing techniques, and assistance in locating affordable rentals.	
11. Increase housing	11.a. Provide a sufficient amount	

<p>opportunities through a diversity of housing types and the innovative use of residential and commercial land.</p>	<p>of land zoned for current and projected residential needs including, but not limited to, assisted housing, housing for low-income households, single-family housing, small lot sizes, townhouses, multi-family housing, manufactured housing, group homes, and foster care facilities.</p>	
<p>12. Explore a variety of opportunities to encourage housing affordable to low and moderate-income households through home ownership.</p>	<p>12.a. Involve the public and private sectors in the development and provision of affordable housing.</p>	
	<p>12.b. Provide incentives and develop partnerships with nonprofit and for profit developers to build permanent low and moderate income housing.</p>	
	<p>12.c. Encourage the development of long term management strategies for affordable housing in cooperation with community based nonprofit housing organizations.</p>	
	<p>12.d. Explore exempting payment of impact fees and/or expediting plan review for housing units that will serve low- and moderate-income households.</p>	
<p>13. Assure that the full range of special needs populations are provided with sufficient, appropriate, accessible, and affordable housing and services throughout our community.</p>	<p>13.a. Remove unreasonable barriers to siting and operating housing for those with special needs, including, but not limited to emergency and transitional housing. In addition, periodically update the Ephrata Zoning Code and other development regulations to reflect new types of special needs housing.</p>	
	<p>13.b. Improve coordination among the County, other jurisdictions, housing providers, service providers, and the financial community to identify, promote, and implement local and regional strategies</p>	

	to increase housing opportunities for people with special needs.	
14. Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing.	14.a. Consider the effects of new housing at all economic levels on the needs for governmental services and facilities and assure that annexations or new developments are fiscally responsible for both the home owner and the city.	
	14.b. Recognizing that affordable housing must also be safe housing for occupants and neighbors, the city will require all new construction and mobile homes sited within the city to comply with the most current uniform building codes or mobile home manufacturing standards.	
	14.c. Coordinate the siting of low income housing with present or future transportation facilities and services.	
15. Protect the integrity of established residential neighborhoods.	15.a. Provide single-family residential neighborhoods the assurances that those neighborhoods will remain free from intensive development and influences of multi-family housing.	
16. The City of Ephrata will not discriminate against the placement of manufactured homes in all residential zoning districts within the City of Ephrata.	16.a. Review the existing zoning code immediately to allow the placement of manufactured homes within all residential zoning district per RCW and Federal law.	

17. The City of Ephrata will not discriminate against family daycares in all residential zones.	17.a. The City will continue to allow family day care facilities in all residential zones.	
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(Resolution 00-814, June 21, 2000)

**GOAL 1:** The City of Ephrata recognizes the need for a variety of housing types and densities, and the need for a range of affordable housing. The City will strive to set the conditions to encourage such development to provide public facilities that will encourage such development, and to explore public mechanisms to address the shortfalls of the market.

**PROMOTE AFFORDABLE HOUSING**

**OBJECTIVE A:** The City of Ephrata will actively promote and assist in development of affordable housing on all residentially zoned City owned properties.

**Policy 1:** The City will surplus municipally owned properties suitable for residential development to those developers willing to construct “affordable” housing.

**PROMOTE NEW DEVELOPMENT**

**OBJECTIVE B:** The City of Ephrata will undertake actions that promote new residential development at densities that will allow cost savings and consolidation of services.

**Policy 1:** Adopt a Planned Unit development ordinance with density bonuses for inclusion of low/moderate income units.

**Policy 2:** Develop an ordinance allowing lot development on existing platted lots that do not meet current minimum area requirements.

**Policy 3:** Develop on ordinance to allow for auxiliary apartments in residential zones for low to moderate income small family, single person or seasonal occupant as long as the unit maintains the appropriate residential character and quality living environment.

**Policy 4:** The City of Ephrata will review its zoning ordinances in regards to elderly housing to allow for flexibility as regards density, parking requirements, open space, and unit size. The City will encourage the provision of

smaller units and more compact housing types (cluster, townhouses and apartments) particularly for elderly housing.

Policy 5: The city will develop an ordinance that will allow for zero-lot line development to encourage development and the efficient use of available land on small lots.

Policy 6: The city will review current zoning and develop performance standards governing the placement of manufactured homes.

## MIXED LAND USE

OBJECTIVE C: The City of Ephrata will encourage the development of multi-family housing within existing retail commercial areas, in particular in commercial or community structures, as long as the street level use remains commercial.

Policy 1: The City of Ephrata will review all zoning laws to allow for mixed use development.

Policy 2: The City of Ephrata will amend zoning laws to allow for mixed use development.

## PLANNING FOR HOUSING

OBJECTIVE D: The city will increase the opportunity for all residents to purchase or rent affordable, safe and sanitary housing. The city will carefully examine the needs of the current residents, in order to direct new housing development, rehabilitated housing, and assisted housing to where it is most needed. The city will specifically consider the earning potential of the employees of the farm oriented businesses and industries.

Policy 1: The city will prepare a local Comprehensive Housing Affordability Strategy (CHAS) to address the housing needs of the community.

Policy 2: The city will incorporate the appropriate priorities of the Washington State Community Housing Affordability Strategies (CHAS) into its planning, with specific consideration given to home ownership programs, rehabilitation of existing structures, and new construction.

Policy 3: The city will cooperate with the county and other agencies in a county-wide housing needs assessment, which will address the affordability and availability of housing as it relates to the economy and workforce of the area.

Policy 4: The city will review state and federal housing programs and will make recommendations regarding future grant applications that will assist in providing affordable housing. Emphasis will be given to programs which involve partnerships between the public and private sector in the development of housing.

GOAL 2: The City of Ephrata will strive to preserve the fabric and character of existing residential neighborhoods.

## PREVENT INCOMPATIBLE LAND USES

OBJECTIVE A: The city of Ephrata will protect the public health and safety by preventing the encroachment of incompatible land uses.

Policy 1: The city will require vegetated buffers between new residential areas and main roads and areas zoned for different uses.

Policy 2: The city will encourage cluster developments. Where cluster developments occur, they shall be placed off main arterial roads, with vegetated buffer strips between homes and main roads.

Policy 3: The city will develop ordinances to buffer residential areas from existing farm lands in order to protect residents from nuisances generated by either use.

## ENCOURAGE REHABILITATION

OBJECTIVE B: The city of Ephrata will encourage the preservation of the existing housing stock through rehabilitation efforts.

Policy 1: The city will initiate coordination with neighborhood based groups or other volunteer organizations to promote housing rehabilitation and community revitalization efforts.

Policy 2: The city will review state and federal housing programs and will make recommendations regarding future grant applications that will assist in establishing city or non-profit housing rehabilitation and weatherization programs.