

AGENDA PLANNING COMMISSION May 14, 2026

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2. Use of intimidating, threatening, or abusive language;
3. disobedience of an order to be seated or to discontinue further comments;
4. and/or engaging in violent behavior,

will be deemed out of order and may be removed from the meeting and/or have his or her virtual microphone muted.

**CITY OF ELLENSBURG
PLANNING COMMISSION AGENDA
Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Thursday, May 14, 2026
5:45 PM - Regular Meeting**

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda** (No Public Comment)
- 3. Approval of Minutes**
 - 3.A Review of April 9, 2026 Meeting Minutes
- 4. Public Comment**
- 5. Unfinished Business**
 - 5.A Review of revised DRAFT Housing Element (Public Comment Opportunity)
- 6. New Business**
 - 6.A Review of DRAFT Comprehensive Plan Element 6: Economic Development (Public Comment Opportunity)
 - 6.B Review of DRAFT Racially Disparate Impact (RDI) Report (Public Comment Opportunity)
- 7. Staff Update/Discussion Items**
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Ellensburg Planning Commission, contact Planning Manager, Stacey Henderson, at 509-962-7232.

The Contents of this agenda have been photocopied on recycled paper.



CITY OF ELLENSBURG

Date of Meeting

Time of Meeting

Place of Meeting

Minutes of Planning Commission, Regular Meeting

April 09, 2026

5:45 PM

Council Chambers

501 North Anderson Street

Ellensburg, WA 98926

And remotely via Zoom

1. Call to Order and Roll Call

Chair Buehn called the meeting to order at 5:45 pm.

Present: Michael Buehn, Skylar Bisom-Rapp, Ed Harrell, Joe Sheeran, Geraldine O'Mahony
George Bottcher arrived at 6:00 pm.

Others present: Stacey Henderson, Community Development Planning Manager; Lily Frey, Housing Program Manager; Denise Tlatelpa, Planning Technician, and several members of the public.

2. Approval of Agenda

Councilmember Buehn moved to approve the agenda as presented; Councilmember Perrie seconded the motion. Motion passed 4-0.

3. Approval of Minutes

3.A. March 4th, 2026 Meeting minutes

Councilmember Palmer moved to approve; Councilmember Perrie seconded the motion. Motion passed 4-0.

3.B. March 18th, 2026 Meeting minutes

Councilmember Palmer moved to approve; Councilmember Perrie seconded the motion. Motion passed 4-0.

4. Public Comments

None.

5. New Business

5.A. Housing Element draft review (Public Comment Opportunity)

Frey presented the Housing element to commissioners. This information includes population trends, demographic results, housing types with corresponding square footage, and the current status of the housing market. Frey then moved on to discuss the Goals, Policies, & Programs, requesting feedback from the group. The commissioners discussed the necessities of the elderly population, the relation of student housing and housing market trends like vacancy lots, availability, and housing styles.

Commissioners also discussed the verbiage used and potential issues with vagueness and the presence of unmeasurable goals. They emphasized the need for specific, actionable goals. Frey noted that the items marked for removal have been crossed out because they are not directly related to affordable housing.

Commissioners then conversed about the city's involvement in affordable housing. Focusing on housing authority roles, development opportunities, public housing options, multi-family exemption, and other potential solutions for existing barriers. The conversation then shifted to public comments regarding Central Washington University's impact on housing needs and future growth opportunities.

5.B. Land Use Element Draft Review (Public Comment Opportunity)

Henderson presented the draft of the Land Use Element, providing an overview of the background, context, and formatting. Henderson highlights the shift towards open spaces, the future planning for housing and open areas, the transition between single-family & multifamily housing, and the infill exemption for vacant lots. The land use goals were revised to directly support public health, explore transportation options, address pedestrian-scale zones, and provide effective parking. Goals were revised to encourage the preparation of future/developing corridors. One goal was eliminated because it was completed and is no longer applicable to the new draft. Other removed items were identified as not directly related to land use and have been relocated to the Affordable Housing.

The commissioners discussed several topics, including the effects of remote work and artificial intelligence, the city's goals for total open spaces, ongoing infrastructure development, and the current standards for private parking. One commissioner addressed the importance of site development and improving connectivity around the train depot. Commissioner Bisom concurred with public comments emphasizing the need for collaboration between the Planning Commission and the AA/EE Commission to enhance street accessibility, possibly with the support of dedicated programs. Commissioner O'Mahony acknowledged the partnership between the city and county in managing land use through the Urban Growth Area (UGA).

Commissioners discussed the need for clarity on the following: Mixed-Use Business Park Zones, the variables used in the parking study, potential opportunities to organize design charrettes, and a Future Land Use Map update with follow-up discussion.

Henderson will provide an Updated Draft with a redline version to ensure all changes to the draft are understood.

6. Unfinished Business

None.

7. Staff Update/ Discussion Items

New attendee, Denise Tlatelpa, with the Community Development department, will be attending for clerical support. Tlatelpa made a short introduction.

Henderson announced that an email newsflash regarding compliance for updates and integration of the environmental & climate chapter will be sent.

8. Commission Representative Update

Henderson discusses the interview being conducted on 04/10. Commissioner O'Mahony will attend.

9. Adjournment

Chair O'Mahony adjourned the meeting at 8:03 p.m.



Meeting Date: May 14, 2026

**City of Ellensburg
Planning Commission Agenda Report**

Agenda Subject: Review of revised DRAFT Housing Element (Public Comment Opportunity)
Submitted by:
Department: Community Development

Suggested Motion/Action:

For discussion - provide additional feedback on suggested Housing Element changes as needed

Background/Summary:

On April 1, the Affordable Housing Commission reviewed the draft Housing Element and recommended it for approval to the Planning Commission.

On April 9, the Planning Commission reviewed the draft Housing Element and provided feedback.

A housing survey ran from March through April 13 to collect feedback from owners and renters on challenges, opportunities and displacement risk. Select results may complement the Housing Element, particularly the racially disparate impacts memo. This agenda item will cover survey data analysis to date and potential items for inclusion.

On May 6, the Affordable Housing Commission reviewed the Planning Commission's feedback on the Housing Element and proposed edits to address and supported the recommended changes.

Previous Council Action:

On April 9, the Planning Commission reviewed the draft Housing Element and provided feedback.

Analysis:

In some cases, proposed edits offer a more general wording for a 20-year comprehensive plan but offer room for more specific programmatic actions under the goal and policy framework.

Financial Impact:

None.

Budget Adjustment: No

Attachments:
None

City of Ellensburg

Ellensburg 2046: Comprehensive Plan Update

October 2025

DRAFT



ELLENSBURG 2046
Hometown Heart — Bright Future



FEHR & PEERS

Economic Development

Overview

Economic development is the process of enhancing a community's economic well-being and overall quality of life. It requires a strategic and coordinated approach to foster sustainable economic growth, including the maintenance and development of infrastructure; business retention and expansion; support for innovation and business recruitment; workforce development; and the creation of a high quality of life that sustains the community and attracts visitors.

A city's role in economic development is centered on creating a strong foundational environment that supports private investment and long-term growth. This role is defined by four key components:

- **Provision of essential services**, including transportation systems, street maintenance, utilities, and communication infrastructure.
- **Strategic planning and policy development** that support economic growth, including zoning and land use planning for sustainable development.
- **A supportive regulatory framework** designed to attract and retain businesses, while encouraging small business development, and innovation through public-private partnerships.
- **Quality of life enhancement**, achieved through investment in cultural, educational, recreational, and community amenities that attract and retain a talented workforce, residents and visitors.

This chapter outlines goals, policies, and programs that define the City of Ellensburg's role in economic development and guide efforts to build a resilient and diverse local economy. While economic activity occurs across both public and private sectors, the City's role is to establish clear parameters for private markets, provide essential services, and ensure that development contributes positively to Ellensburg's quality of life.

A healthy economy supports all aspects of the community, including job creation and retention, infrastructure investment, and the provision of community services. A strong local economy also reinforces Ellensburg's identity as a unique and attractive place to live, work, play, and visit.

The goals, policies, and programs in this chapter are intended to guide the City of Ellensburg in fostering a supportive, and equitable business environment for both new and existing businesses,

while promoting diverse employment opportunities for residents and maintaining a strong and sustainable tax base.

Key Takeaways

- Economic development is essential to improving community well-being, quality of life, and long-term resilience, and requires a coordinated and collaborative strategic approach.
- The City plays a foundational role in economic development by providing essential infrastructure and services, establishing clear and predictable policies, and creating conditions that support private investment.
- The City supports the growth and development of emerging industry clusters—particularly in the creative and technical industries—to foster innovation, diversify the local economy, and enhance long-term economic resilience.
- A diverse and resilient local economy depends on business retention and expansion, targeted recruitment, support for entrepreneurship and innovation, and a skilled workforce.
- Strategic land use planning, zoning, and infrastructure investment are critical tools for guiding sustainable economic growth and ensuring efficient use of land and public resources.
- A supportive and balanced regulatory environment is necessary to attract and retain businesses while encouraging small business development through partnerships and collaboration.
- Quality of life is a key economic asset; investments in cultural, educational, recreational, and community amenities strengthen the local economy by attracting residents, workers, visitors, and employers.
- The City has specific tools that support economic development including, collaboration with other municipalities and government agencies, public-private partnerships that support economic growth programs, Opportunity Zones that offer investors tax incentives for development, Foreign Trade Zones, and Multifamily Tax Exemption that allow developers to apply for a tax exemption for a specific period of time.
- A strong local economy enhances the City’s fiscal health, enabling continued investment in infrastructure, public services, and community amenities.
- Collaboration among public agencies, private businesses, educational institutions, and regional partners is essential to achieving sustainable and long-term economic success.

Background

Ellensburg, with a population of 21,260 in 2025, functions as the commercial and governmental center of Kittitas County. The city provides essential services to local residents and collaborates



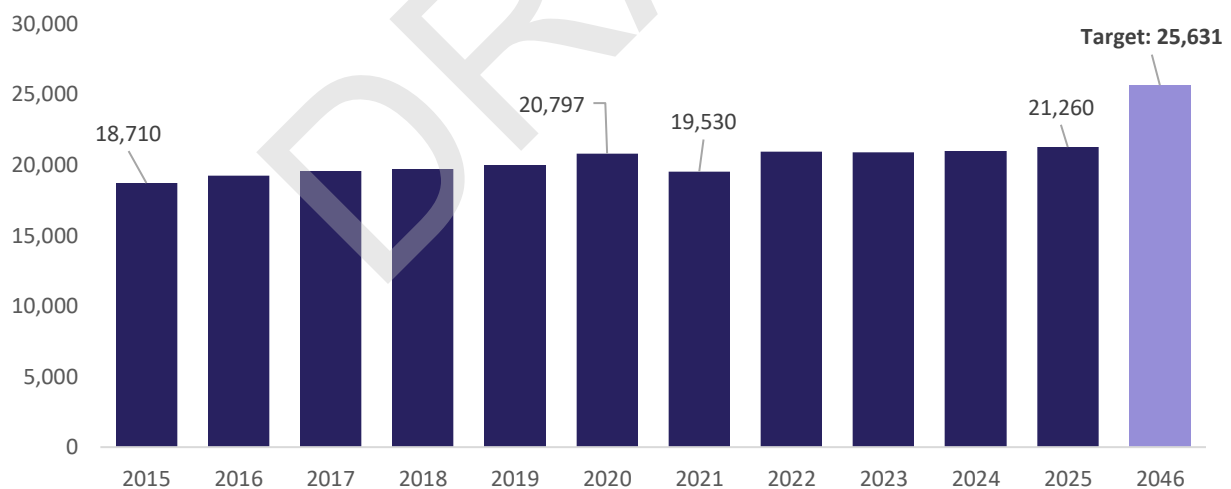
with financial, religious, and the educational institutions that serve a much larger regional population. As a central gathering place, the Ellensburg community hosts a diverse range of activities, events, and services that attract visitors from well beyond its city limits. It is perhaps best known as the home of Central Washington University and the annual Ellensburg Fair and Rodeo, both of which draw national attention.

The city offers a high quality of life characterized by a clean environment, a vibrant downtown, and abundant outdoor recreational opportunities—factors that contribute to its overall economic vitality. Local businesses generate property, sales, lodging, real estate, and other tax revenues that support public infrastructure and help sustain this quality of life. As local and national economies and lifestyles evolve, it will become more important for Ellensburg to maintain and enhance its livability through smart urban design that reflects the values and choices of the community. Like many rural communities nationwide, Ellensburg faces challenges related to the availability of living-wage jobs, affordable housing, aging infrastructure, and the city’s capacity to provide services that support business growth and expanding economic opportunity. Residents seek stable employment, diverse retail options, and safe social spaces that allow them to live, work, and recreate within the community.

Population Trends and Targets

Ellensburg’s population has increased consistently over the past decade, with a notable drop during the COVID-19 pandemic as a result of the student population, as shown below. The County’s population target for Ellensburg is 25,631 residents by 2046, representing a compound annual growth rate of 0.9 percent over the planning horizon of this Comprehensive Plan.

Figure 1. Population in Ellensburg, 2015-2025



Source: Washington Office of Financial Management (OFM), Kittitas County

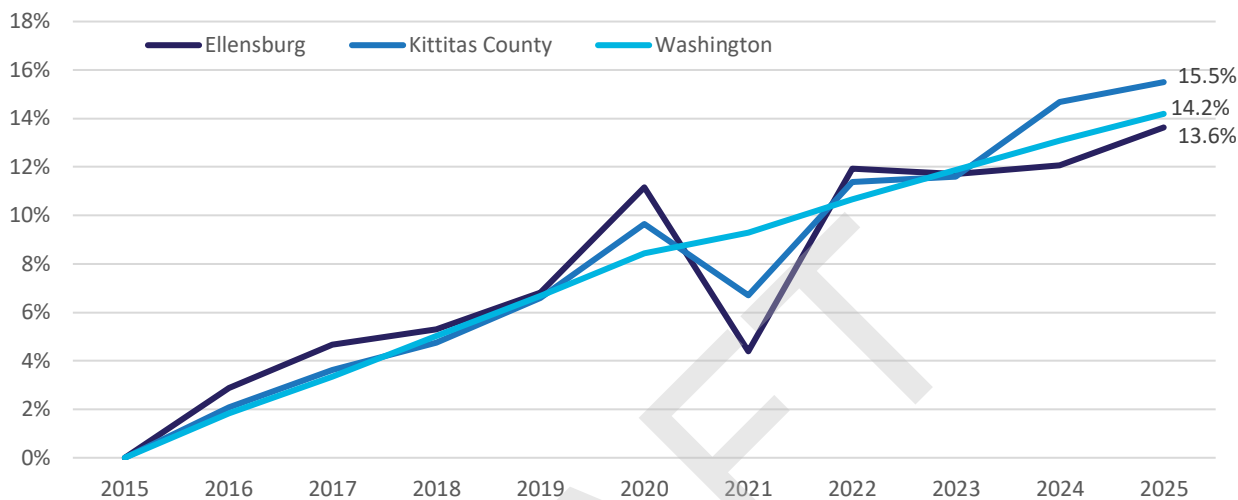
County and City Growth Rates

The growth in metropolitan areas near Ellensburg—King County in particular—is changing the community’s economic position. However, Ellensburg lost a net total of nearly 1,300 residents



between 2020 and 2021 during the peak years of the COVID-19 pandemic, mostly due to student enrollment at Central Washington University. The rate of increase has slowed since the pandemic, with a compound annual growth rate of 1.3 percent between 2015 and 2025, compared with only 0.4 percent between 2020 and 2025. The rate of population growth in Ellensburg is similar to that seen Countywide and Statewide over the past decade, as shown below.

Figure 2. Cumulative Population Growth, 2015-2025



Source: Washington Office of Financial Management (OFM).

Ellensburg’s Economic History

Historically, Ellensburg’s economy has been relatively narrow since its settlement in the late 1800s. While agriculture remains an important foundation, the community is now less reliant on natural and agricultural resources as market pressures within the sector increase. Today, Central Washington University, Kittitas Valley Healthcare, state and local government, and food and retail services serve as the city’s primary economic drivers. In recent years, Ellensburg has also experienced an increase in residents commuting to Yakima County and the greater Puget Sound region for employment.

Population growth and rising housing costs in nearby metropolitan areas—particularly King and Snohomish Counties—are reshaping Ellensburg’s economic role. As the Seattle region becomes more congested and less affordable, many households are drawn to Kittitas County for a slower pace of life and comparatively lower housing costs. Advances in technology and the expansion of remote work have made long-distance commuting and telework increasingly viable, contributing to a growing number of residents working in Yakima County and the Puget Sound region. These shifts place new economic pressures on a rural community with deep generational roots and influence traditional livelihoods in the Kittitas Valley.

Like many rural communities across the state, Ellensburg continues to evaluate the long-term effects of the COVID-19 pandemic. Local small businesses faced significant disruptions, prompting state, county, and city governments to provide additional resources during an unprecedented period. As the community moves into a post-pandemic economy, the full scope of these impacts



remains uncertain. Ongoing challenges include supply chain instability, rising costs of labor and goods, increased demand for community services, and a growing need for affordable housing.

The expansion of remote work opportunities, coupled with escalating housing costs in neighboring counties, and the increase of short-term rentals has intensified demand for new housing in Ellensburg and contributed to rising home prices. Because median incomes have not kept pace with these increases, the demand for affordable housing options has continued to grow.

Economic Development Strategies

A County-Wide Collaborative Model

Kittitas County encompasses a large geographic area with several small rural municipalities, towns, and unincorporated communities that have historically been shaped—and often separated—by distance, political perspectives, and socio-economic differences. Ellensburg is the county’s largest city and serves as its primary regional center. Recognizing the need for a more collaborative and sustainable approach to economic development, Kittitas County and the City of Ellensburg pursued a new strategy rooted in collaboration and shared goals. In 2021, they invested resources to engage an outside consulting firm to develop a comprehensive strategic plan to guide regional economic development and generate long-term benefits for communities across the county. Finalized in 2023, the Kittitas County Economic Development Strategic Plan established a framework for a countywide collaborative partnership that spans cities, towns, and communities and includes Central Washington University as a key partner.

Building the Future

Over the next 20 years, Kittitas County is positioned to become a model hub for transformative economic development. The Kittitas County Economic Development Partnership (KCEDP) brings together the Conference of Governments, an Economic Development Action Committee composed of representatives from cities, towns, and the county, regional economic development organizations, the Associate Development Organization (ADO), Central Washington University, and community advisory groups. This collaborative partnership is committed to fostering a vibrant, resilient, and diversified economy by uniting public and private partners across the county. The partnership is committed to working together to implement strategies that respect what makes Kittitas County unique, support strong local independent communities, and create a sustainable economy for everyone. The structure of the partnership will continue to evolve over time to meet the needs of the collective communities.

As a key stakeholder, the City of Ellensburg is committed to the following shared values for economic development:

- **Collaboration:** Unite upper and lower County government and organizations in shared goals and actions that benefit the County as a whole.
- **Economic Resilience:** Provide residents with tools and resources to access jobs and opportunities in the area, including entrepreneurship.
- **Balanced Growth:** Direct and manage the County’s growth to build a dynamic community that remains an attractive and affordable place to live.



- **Community Investment:** Develop the County’s infrastructure to meet its current and future needs and position it to amplify the advantage of its central location.
- **Preservation:** Preserve the legacy of the County, valuing its assets and resources to turn them into opportunities for future generations.

Equitable Economic Development

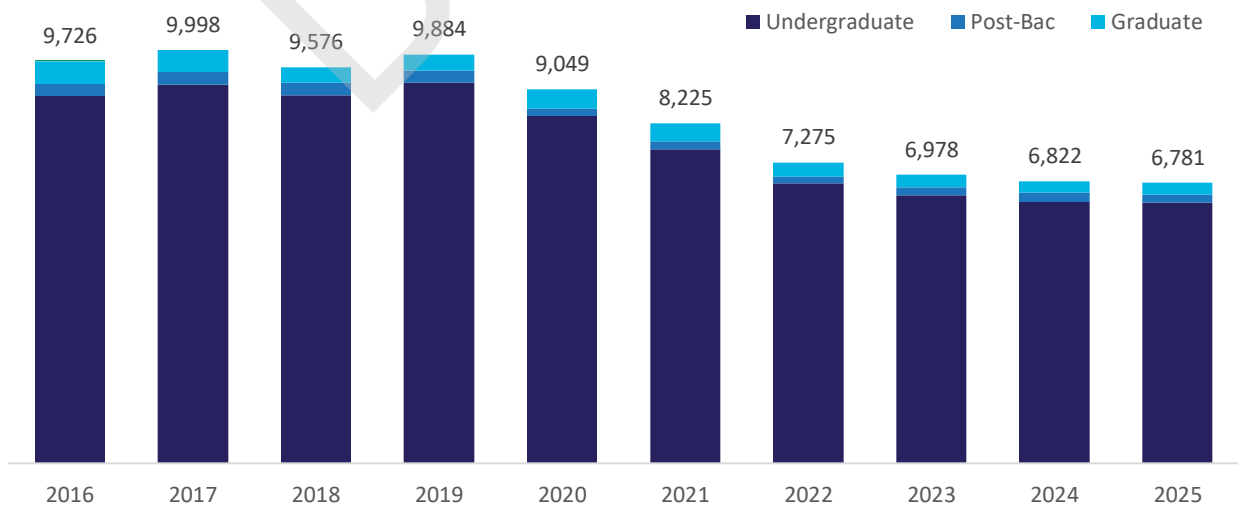
While the overarching goal of economic development in Ellensburg is to promote the wellbeing, vitality, and quality of life of its residents, access to education, housing, and employment opportunities is not equally shared, resulting in disparities in quality of life across the community. As Ellensburg invests in its future, it does so with a commitment to collective action and the implementation of tangible solutions that foster a more equitable economy. This effort includes examining existing policies and procedures, establishing inclusive economic development goals that do not disadvantage members of the community or marginalized group. In partnership with community organizations and stakeholders, key priorities include expanding educational opportunities, strengthening workforce development, supporting business attraction, retention, and expansion, and increasing the availability of affordable housing.

Demographics and Workforce

University Enrollment/Trends

Central Washington University is a key employer and economic driver in Ellensburg. As of Fall 2025, 6,781 students were enrolled at the university, 87 percent of whom were undergraduates. The high share of students in Ellensburg impacts city demographics – Ellensburg’s population is younger than the county’s, with a lower median household income. Enrollment at the University has been decreasing since the pandemic, with 2025 enrollment at about 82 percent of 2020 levels.

Figure 3. Central Washington University Fall Semester Enrollment (students at Ellensburg location only), 2016-2025



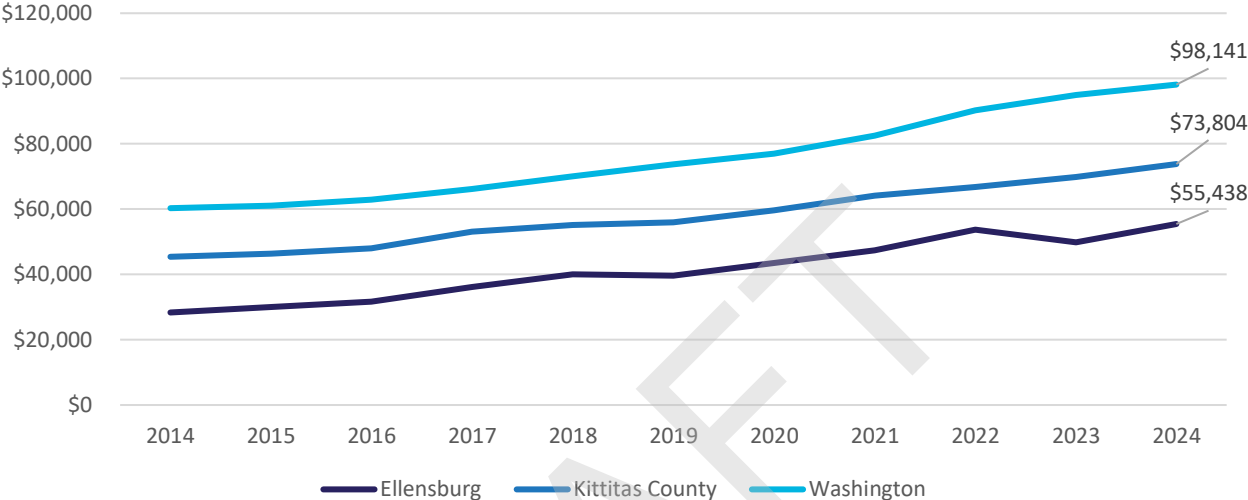
Source: Central Washington University.



Household Income

In 2023, the median household income for households residing in the City of Ellensburg was \$49,888, compared to \$69,928 for Kittitas County and \$94,952 for Washington state respectively. Ellensburg’s median family household income is 52 percent of the median income of Washington State, and 71 percent of the median income of Kittitas County.

Figure 4. Median Household Income, 2014-2024



Source: US Census Bureau Five-Year ACS, Table S1901.

Table 20 compares the demographics and family household income of Ellensburg with Kittitas County and with Washington state.

Table 20. Demographics and Household Income as of 2022

	Ellensburg	Kittitas County	Washington State
2025 population	21,260	48,950	8,115,100
Median age	26.7	37.9	38.2
Labor force population (age 18-64), percent of total	67.0%	61.8%	60.4%
65 years and over, percent of total population	9.9%	16.3%	15.8%
Median household income	\$49,888	\$69,928	\$94,952

Source: Washington Office of Financial Management, United States Census, American Community Survey 5-Year Estimates, 2019-2023



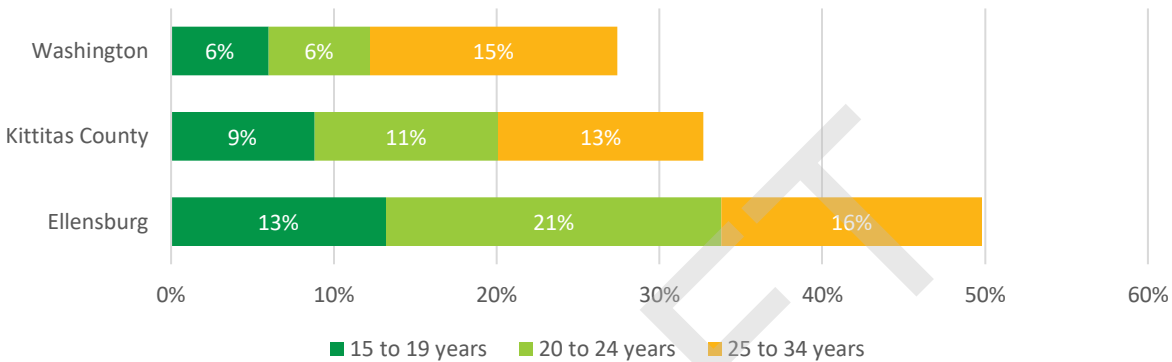
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Age

The median age in Ellensburg is influenced by the population of college students attending Central Washington University. In the fall of 2024, student attendance on the Ellensburg campus was 5,197, roughly a quarter of the population of Ellensburg, and a significant portion of the population of Kittitas County. The University had projected incoming on-campus freshman enrollment to grow by about 2% each year for the next 10 years. However, CWU, like many other campuses across the country, has seen a decline in enrollment from incoming freshman students.

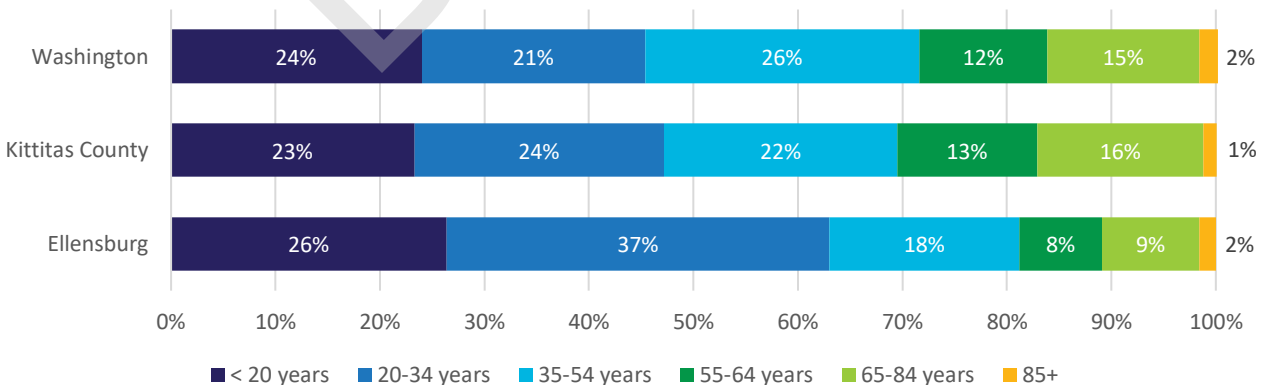
Figure 5. Share of Population between 15 and 34 Years Old, 2023



Source: US Census Bureau Five-Year ACS, Table DP05.

Currently, about 16% of Kittitas County’s population is 65 years and over. Washington State Office of Financial Management demographers project that this population share will increase to about 20% by 2030, as today’s baby boomers enter their 70s and 80s. As the center for medical and other services, Ellensburg could expect to see growth in residents 65 years and over, and an increase in demand for services and senior and/or assisted living facilities.

Figure 6. Age Group Distribution, 2023



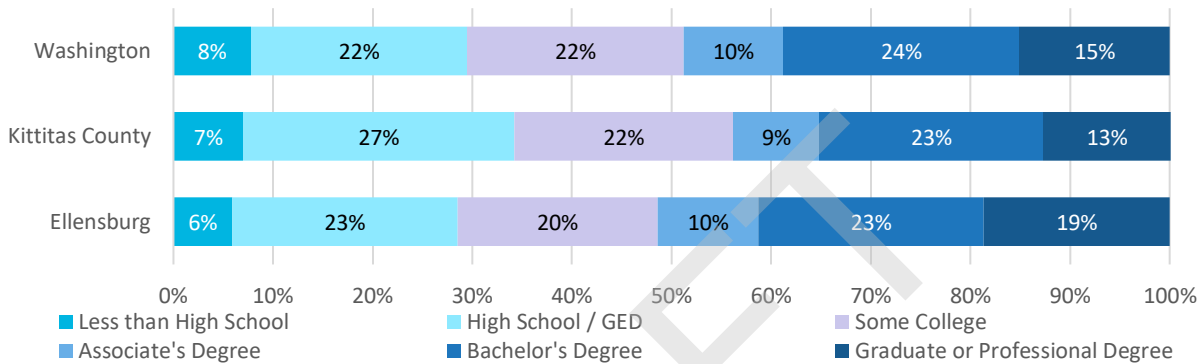
Source: US Census Bureau Five-Year ACS, Table DP05.



Educational Attainment

Due in large part to the presence of Central Washington University, Ellensburg has a higher share of residents with a bachelor's degree or higher than the county and state. Nearly one fifth of Ellensburg's population has a graduate or professional degree, compared to 13 percent countywide, and 72 percent of Ellensburg residents over 25 have completed at least some college. The highly educated population in Ellensburg is attractive to employers in the region's top sectors, including education and health care.

Figure 7. Educational Attainment, 2023

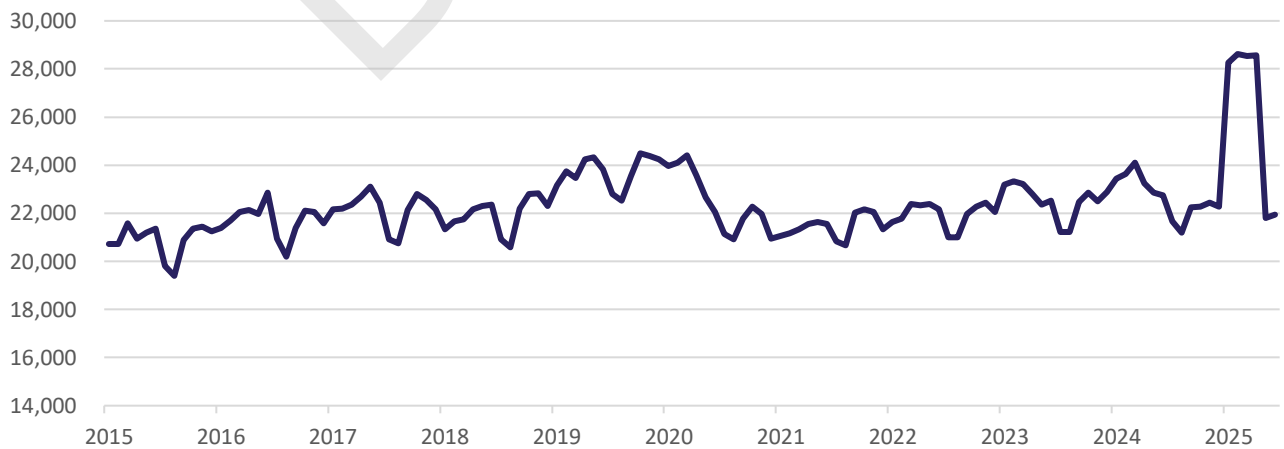


Source: US Census Bureau Five-Year ACS, Table S1501.

Labor Force Participation

There are 21,948 workers in the Kittitas County labor force, which includes those who are employed as well as those actively looking for work. This is roughly 46 percent of all residents between the ages of 18 and 64. The labor force hit a ten-year peak in April 2025, when it included 28,578 total workers.

Figure 8. Labor Force Participation in Kittitas County, 2015-2025



Source: Federal Reserve Bank of St. Louis (FRED).



Commuting Patterns and Trends

Transportation congestion and high home prices in urban areas are pushing people into rural Kittitas County for a more relaxed and affordable place to live. The lack of congestion and ubiquitous changes in technology makes commuting and remote work a reasonable alternative to living and working in urban areas. According to Census Data from LEHD OntheMap, as of 2022 the top commute destinations for Ellensburg residents were Ellensburg (48 percent), Cle Elum (4.1 percent), Yakima (5.1 percent), Wenatchee (1.3 percent), and Seattle (1.1 percent). There are 3,513 Ellensburg residents employed within City limits – another 5,282 residents commute elsewhere while 5,788 commuters from other places work in Ellensburg.

Figure 9. Ellensburg Commute Patterns, 2022

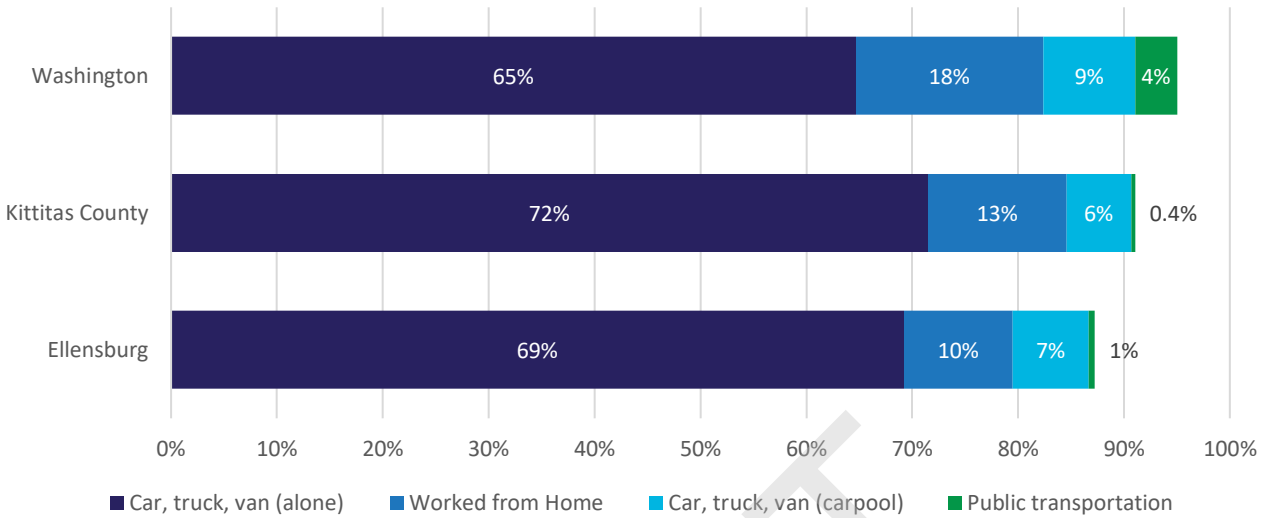


Source: US Census Bureau via LEHD OntheMap.

Since the COVID-19 pandemic began in 2020, there has been an increase in remote work nationwide. While there has been some return to office, many workers continue to work from home. Ellensburg has a smaller share of remote workers than the county and state, likely because many of the city's top sectors (including health care, education, and accommodations and food service) require in-person work. As of 2023, ten percent of Ellensburg workers reported working from home compared to 18 percent statewide.



Figure 10. Means of Commuting for Workers Aged 16 and Up in Ellensburg, 2023

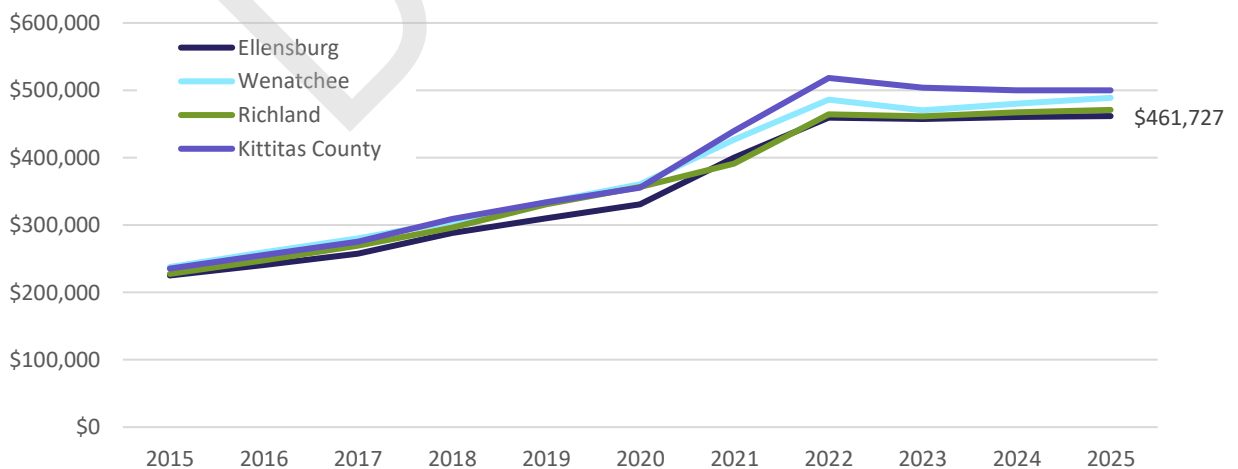


Source: US Census Bureau Five Year ACS, Table S0802. Note: total percentage does not add up to 100 due to the margin of error for this data.

Housing Costs

Throughout Central Washington, home prices have increased substantially over the past decade. In Ellensburg, the price of a home increased by 105 percent between 2015 and 2025, while the price of a home in Kittitas County grew by 112 percent. As of June 2025, the typical home price is \$461,727 in Ellensburg and \$499,553 in Kittitas County. Nearby cities including Wenatchee and Richland have seen similar home price spikes over this period.

Figure 11. Typical Home Prices, 2015-2025

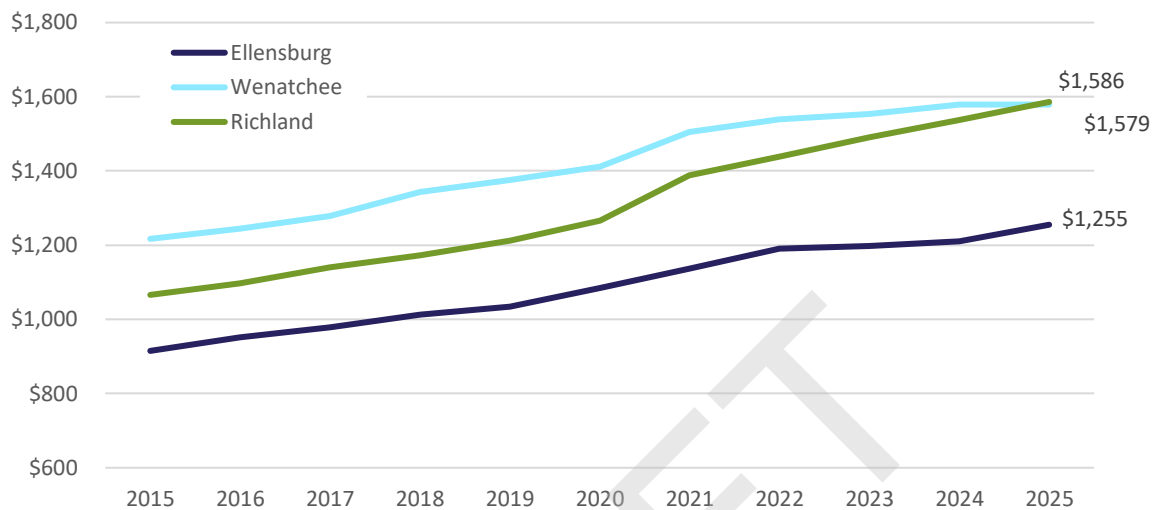


Source: Zillow Home Value Index (ZHVI).



Over the same period, the market asking rent for multifamily apartments in Ellensburg grew by 37 percent, reaching \$1,255 as of 2025. Rents in Ellensburg are lower than those in Wenatchee and Richland.

Figure 12. Multifamily Asking Rent per Unit



Source: CoStar.

Employment Overview

In Kittitas County the average annual employment growth rate from 2000 to 2021 was 1.1%. The County has had two distinct periods of job loss attributed to larger national economic collapse, during the recession beginning in 2009 and again in 2020, during the global COVID-19 pandemic. After the pandemic, the labor market maintained a year over year recovery from 2021 to 2022 and rebounded in 2022 with a 6.7% increase, providing 1,060 new jobs. According to covered employment data from the Washington Employment Security Department, between 2019 (the year prior to the pandemic) and 2024, employment has grown 8.9 percent countywide – reaching 16,800 jobs in 2024. Over this period, the fastest growing job sectors were administrative and waste services, construction, and transportation and warehousing. However, there was also a significant increase in jobs labeled “not elsewhere classified,” indicating that some jobs were likely reclassified over this period.

The chart below shows jobs by sector in Ellensburg, which increased overall by 1,765 jobs between 2012 and 2022, an increase of 23 percent. The biggest job gains were in the educational services and health care and social assistance sectors, which each gained over 400 jobs in this period.



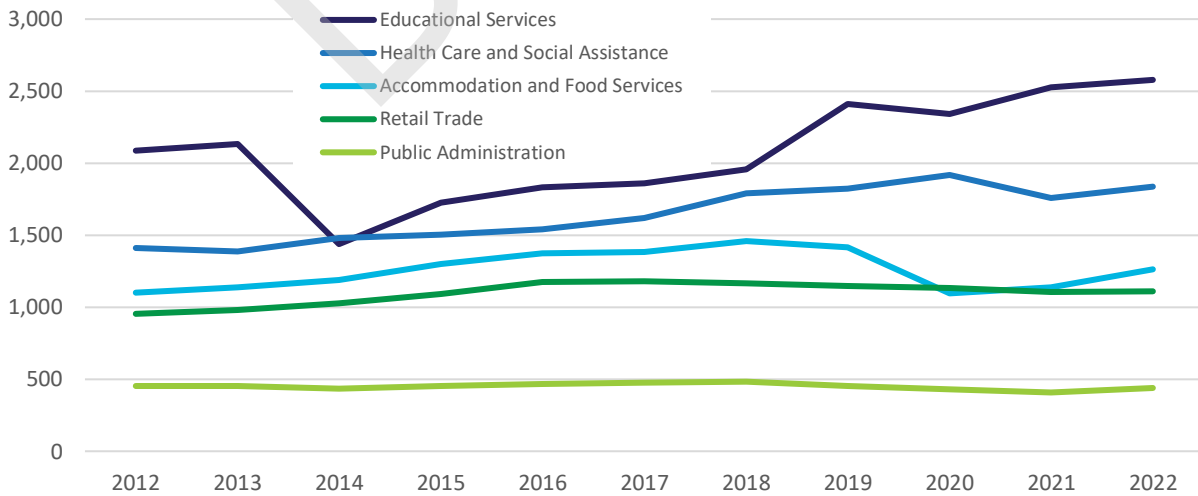
Figure 13. Jobs by Sector in Ellensburg, 2012-2022

	2012	2022	Change
Educational Services	2,089	2,578	489
Health Care and Social Assistance	1,410	1,837	427
Accommodation and Food Services	1,103	1,264	161
Retail Trade	954	1,108	154
Public Administration	455	438	(17)
Manufacturing	233	346	113
Real Estate and Rental and Leasing	105	237	132
Construction	129	224	95
Wholesale Trade	141	223	82
Professional, Scientific, and Technical Services	148	196	48
Other Services (excluding Public Administration)	202	173	(29)
Transportation and Warehousing	69	160	91
Administration & Support, Waste Management and Remediation	86	144	58
Finance and Insurance	166	119	(47)
Arts, Entertainment, and Recreation	112	90	(22)
Utilities	30	68	38
Information	89	61	(28)
Agriculture, Forestry, Fishing and Hunting	15	35	20
Total	7,536	9,301	1,765

Source: US Census Bureau via LEHD OntheMap.

The top employment sectors in Ellensburg include education, health care, accommodation and food services, retail trade, and public administration. Together, these sectors made up 78 percent of all jobs in Ellensburg in 2022. However, other than education and healthcare, employment in these sectors has remained relatively flat since 2012.

Figure 14. Ellensburg Top Sectors by Number of Jobs



Source: US Census Bureau via LEHD OntheMap.



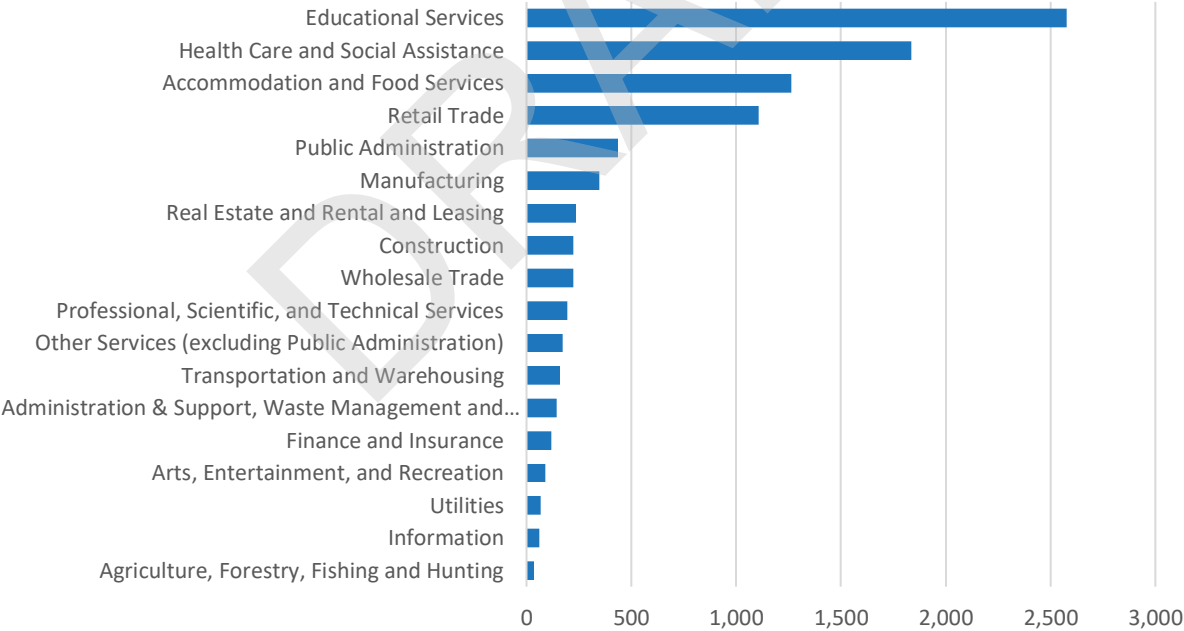
Employment Trends and Top Employers

Overall employment (2024) within Kittitas County averaged 16,800 jobs, up 8.9 percent from pre-Covid employment, indicating a strong recovery after the pandemic.

The employment market in Kittitas County is limited in diversification. Per the Employment Security Department, approximately 62.6 percent of all jobs in Kittitas County are from five specific industry sectors: local government, accommodation/food services, construction, retail trade, and state government. Of these five, local and state governments were the top two industries in terms of payroll. The construction industry is the largest private sector and has seen significant growth in a post-Covid 19 economy, however, trends indicate that the housing market was experiencing increase in demand prior to the pandemic. For example, county-wide in 2015 there were 295 housing permits compared to 545 permits in 2021.

Additional Covid-19 influences on employment in Ellensburg and Kittitas County include the wide acceptance of remote work, coupled with the proximity of Ellensburg to the Seattle region, the difficulty in recruiting new employees for the retail and service industry, potentially linked to the decline in college enrollment, and the challenges recruiting skilled professional workers due to the rising cost of homes prices and cost of living in Kittitas County in relation to scale of pay for those professional positions in the region.

Figure 15. Employment by Industry Sector in Ellensburg, 2022



Source: US Census Bureau via LEHD OntheMap.

The City of Ellensburg along with county-wide partners are working together to diversify the overall job market, recruiting new industries around key targeted sectors that will bring new training opportunities, family wage jobs, and strengthen the local economy.



The top employers in Ellensburg include:

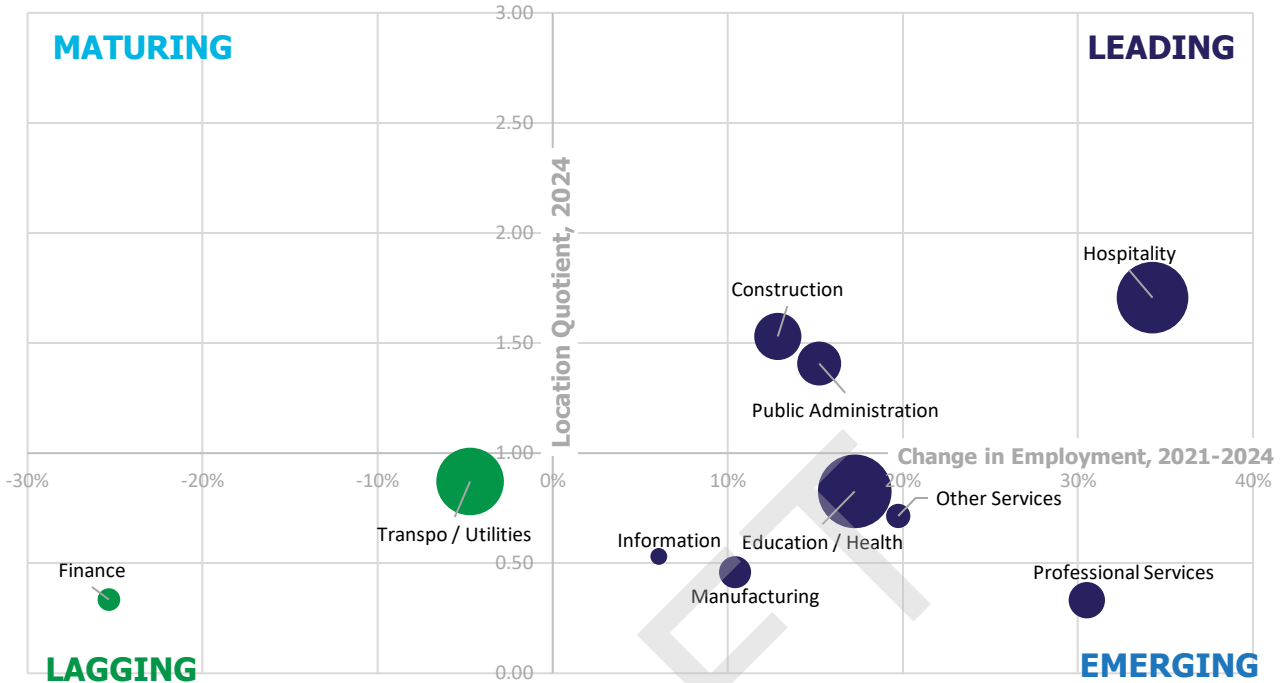
- **Education & Public Sector**
 - Central Washington University (1,400+ employees)
 - Ellensburg School District (500+employees)
 - Kittitas County (350+ employees)
 - City of Ellensburg (150+ employees)
- **Healthcare Sector**
 - Kittitas Valley Healthcare (600+ employees)
- **Private Sector**
 - Anderson Hay and Grain (200+ employees)
 - Elmview (300 + employees)
 - Fred Meyer (Ellensburg location, 300+ employees)
 - Twin City Foods, Inc (140 employees)
 - Safeway (Ellensburg location, 100 employees)

Industry Cluster Analysis

The figure below shows an industry cluster analysis for Kittitas County using 2021-2024 data (to capture activity after the peak of the COVID-19 pandemic through the most recently available data). This analysis shows major sectors based on two criteria – the change in employment (on the horizontal axis) and the location quotient (on the vertical axis). Industries that have grown over the past 5 years are to the right of the center line, and industries that have lost employment are to the left. The sizes of the circles indicate the total employment in the industry. The location quotient (LQ) is a measure of regional specialization – industries with an LQ above 1.0 are more concentrated in the region compared with the national average, and are shown above the center line. The “Leading” quadrant represents industries with a regional advantage and that are growing in Kittitas County. Hospitality has seen significant increases in employment in recent years, though this could be a result of post-pandemic return to traveling and dining, rather than significant new growth. The construction industry is also growing in the county, and has some degree of regional specialization. Other growing industries such as education, manufacturing, and professional services, are key sectors for the County, although the county does not have a higher share of employment in these sectors than the national average. However, particularly for Ellensburg, the education sector is a key part of the economy and has grown in recent years. Although transportation/warehousing/utilities is a relatively large sector, it is not growing as much as other sectors. This analysis can help the County and City target specific industries for investment or policy priority, and also provides a snapshot of recent economic trends.



Figure 16. Kittitas County Industry Cluster Analysis, 2021-2024



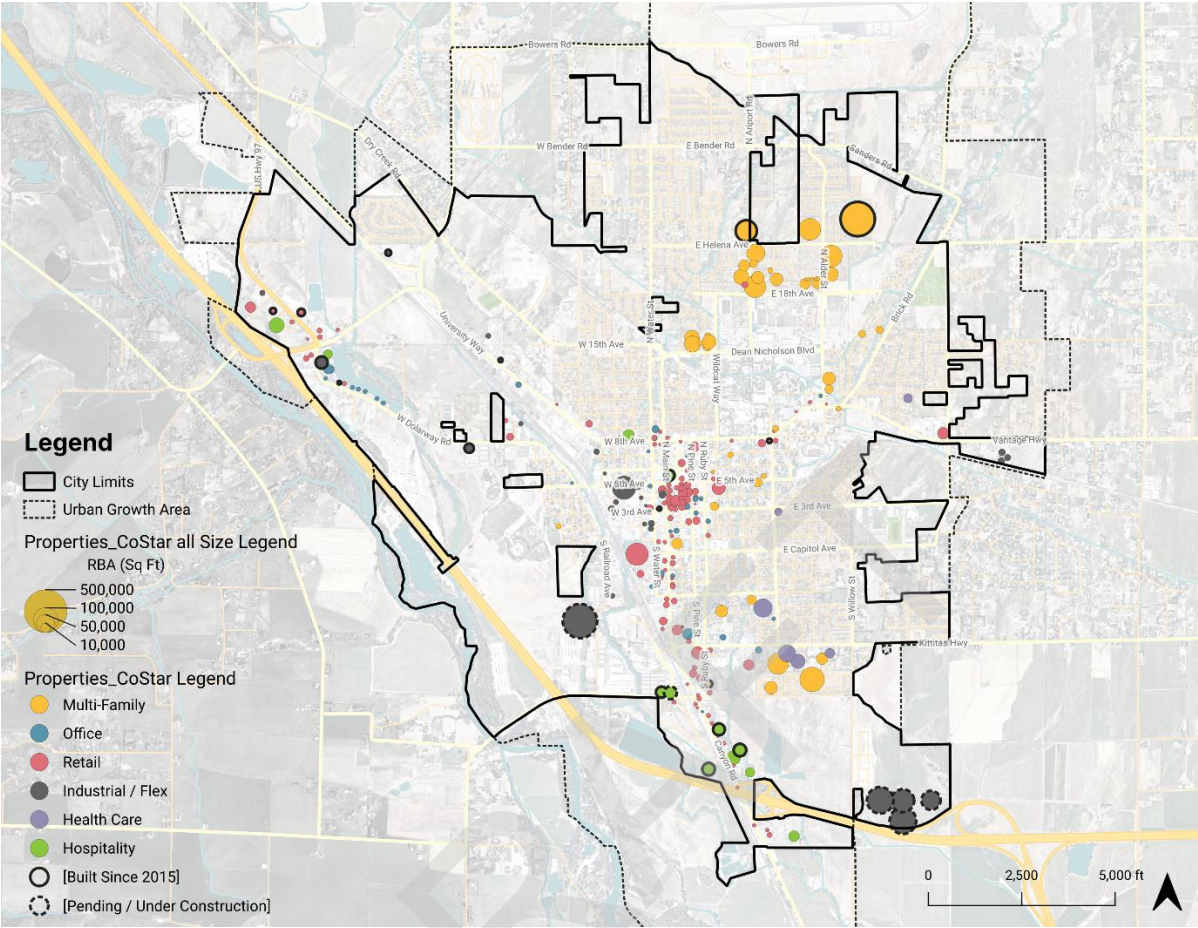
Source: U.S. Bureau of Economic Analysis Quarterly Census of Employment and Wages (QCEW)

Commercial Development Trends

Since 2010, 31,983 square feet of retail, 9,740 square feet of office space, nearly 70,000 square feet of industrial space, and 344 multifamily rental units have been built in Ellensburg. This includes all of the office space built in Kittitas County over this period. In addition, there are 610,000 square feet of industrial space proposed at the Mallard Industrial Park in Ellensburg and a 1.1 million square foot WinCo Distribution Center is currently under construction. The map below shows commercial development in Ellensburg with development from the past ten years highlighted and pipeline development shown with dashed outlines.



Figure 17. Commercial Development in Ellensburg



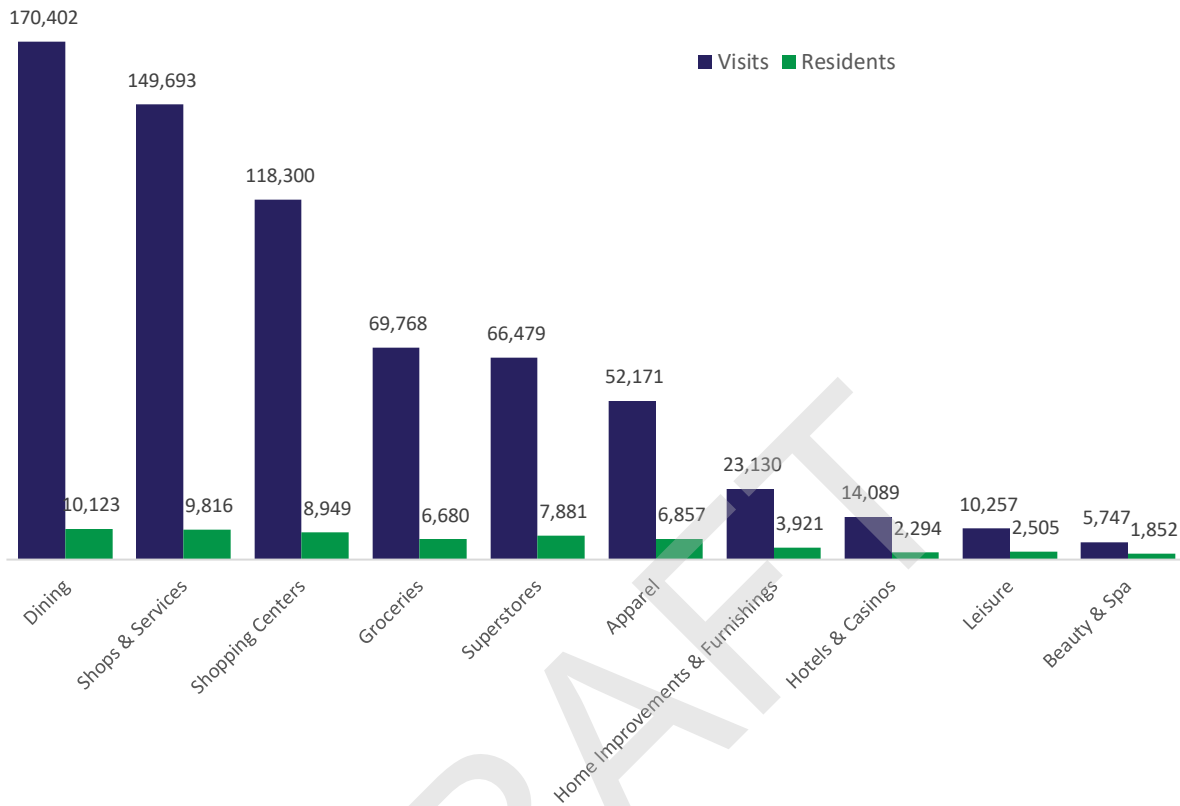
Source: CoStar.

Retail Leakage

The chart below shows data on visits made by Ellensburg residents to retail businesses outside of Ellensburg city limits over the past year (as of September 2025). The blue bars show total visits by business category, and the green bars show total Ellensburg residents who visited businesses outside of the city by category, based on anonymized cell phone location data collected by Placer.ai. Some of these trips may be part of larger trips (i.e. to Seattle or elsewhere), rather than specific shopping trips, particularly in the case of the dining category. However, this data shows that almost 9,000 Ellensburg residents, or nearly half the population, is shopping at shopping centers outside the city, and on average about once per month.



Figure 18. Ellensburg Resident Visits and Visitors to Retail Outside Ellensburg, Sept. 2024-Sept. 2025

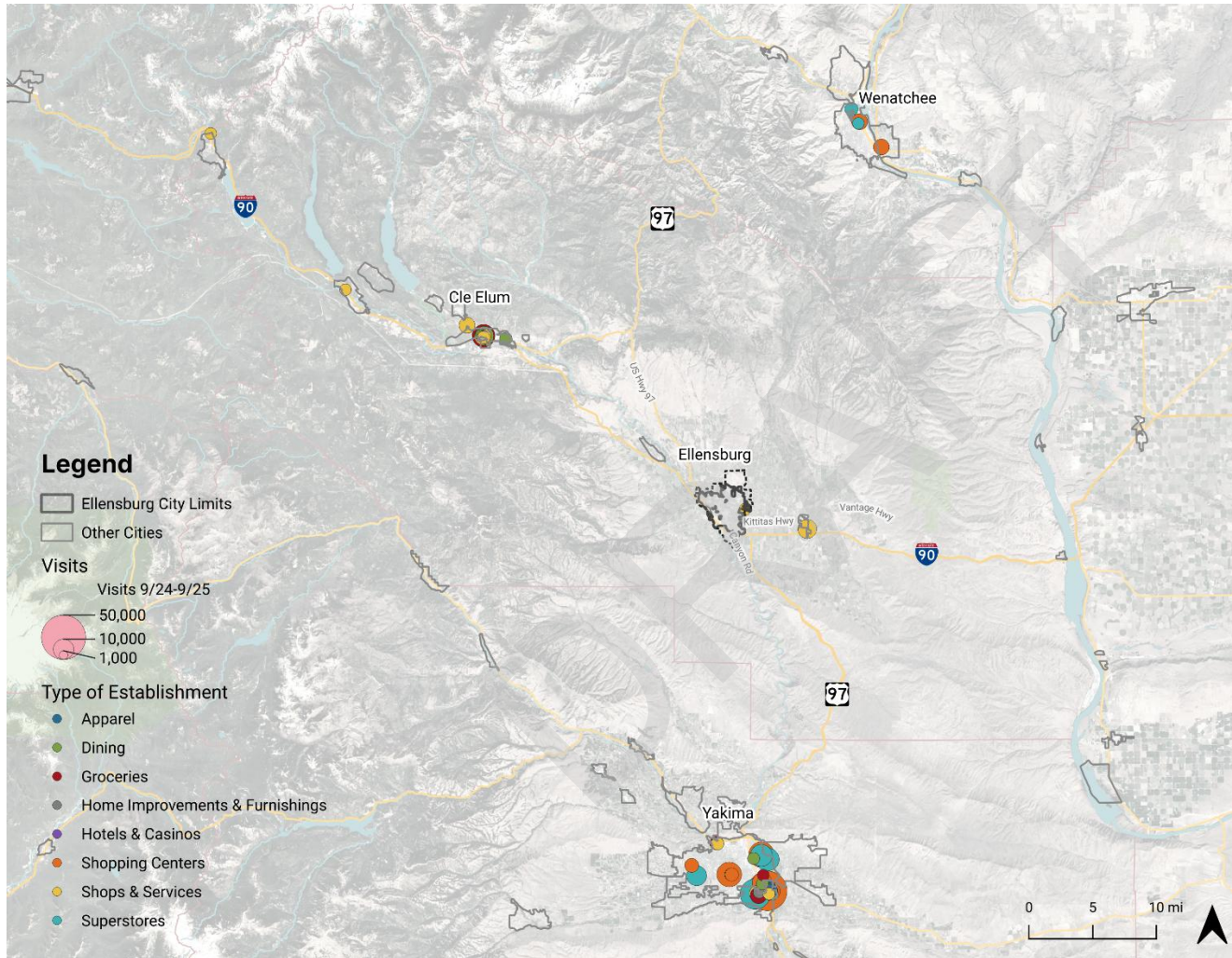


Source: Placer.ai

The maps below show this data spatially for **the top 50 most visited** establishments outside the city, with a subsequent detailed map of Yakima/Union Gap. Ellensburg residents frequenting establishments in Cle Elum most likely represents trips to the Seattle area and back, whereas the large concentration of visits to Yakima and Union Gap, particularly to the Valley Mall and surrounding businesses, show that many Ellensburg residents travel to Yakima to meet their retail needs.



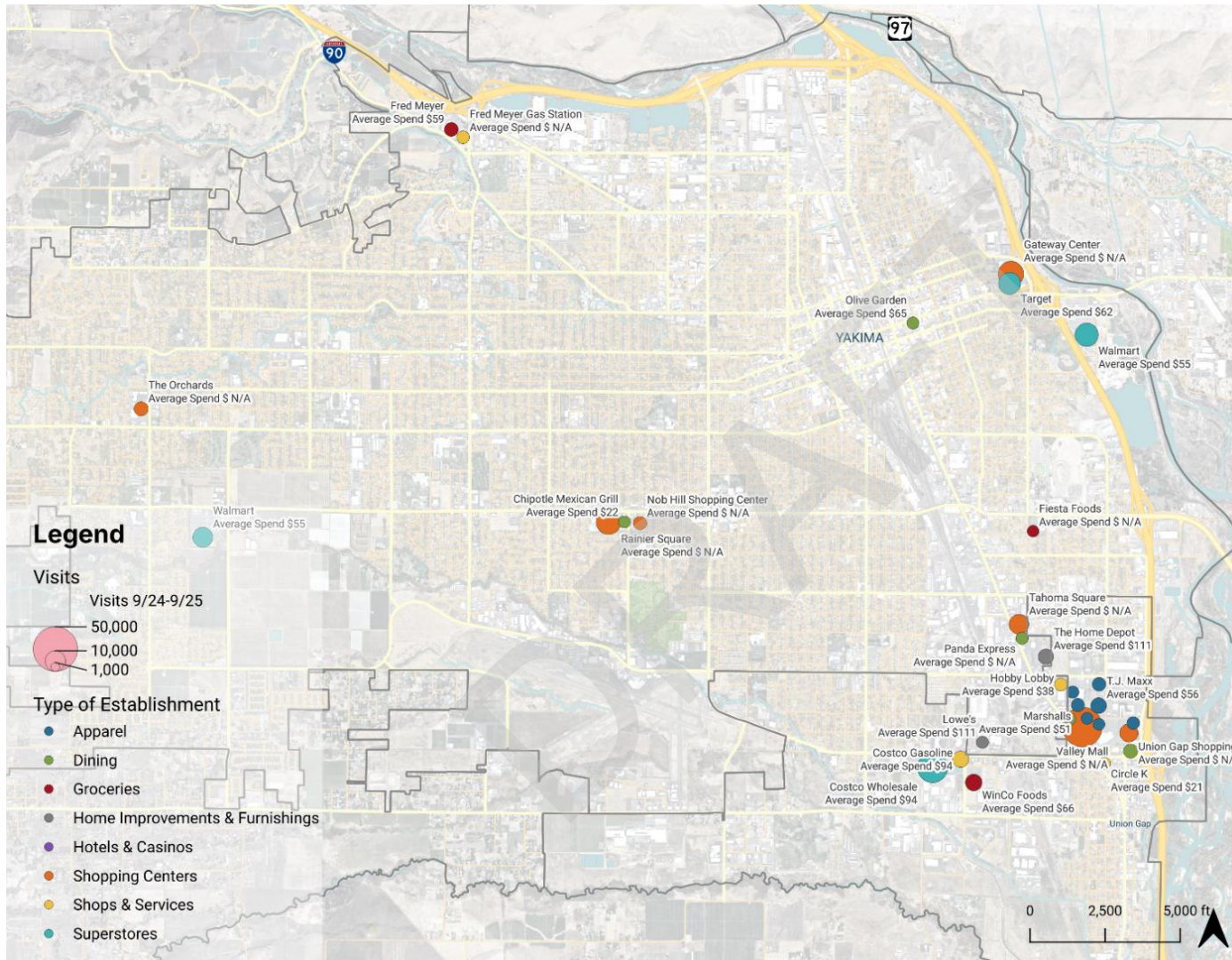
Figure 19. Visits to Retail Outside Ellensburg by Ellensburg Residents, Sept. 2024-2025



Source: Placer.ai



Figure 20. Visits to Retail in and near Yakima by Ellensburg Residents, Sept. 2024-2025



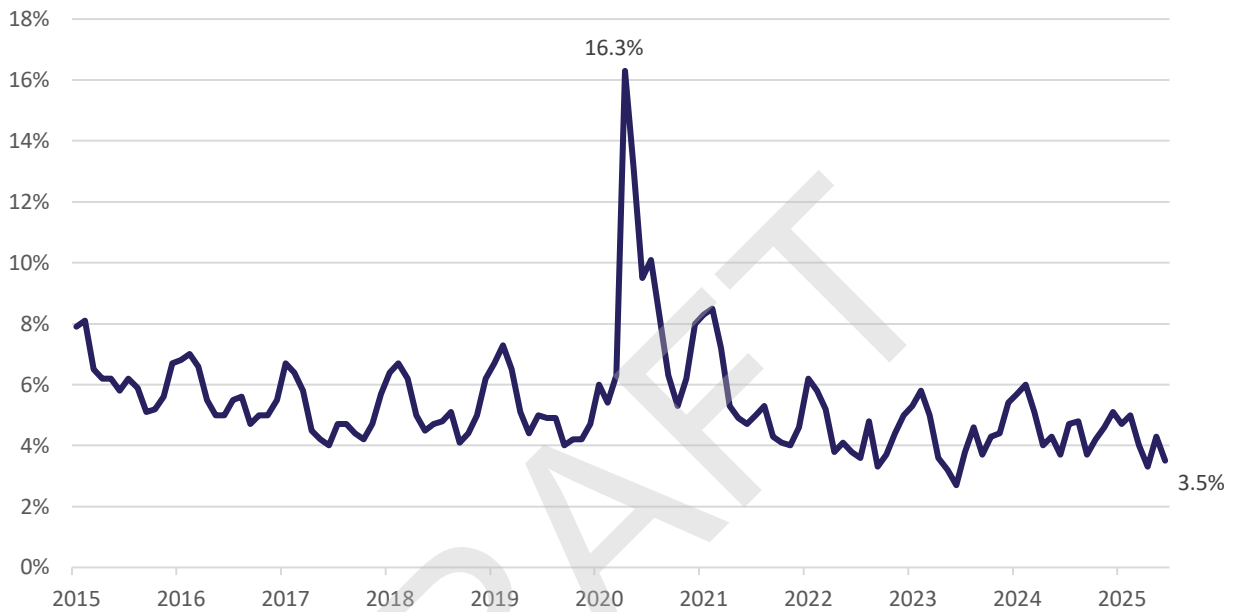
Source: Placer.ai



Unemployment

Within the City of Ellensburg, 67.2% of individuals are employed by private companies, with 27.7% employed by local, state, and federal government. As of July 2025, the unemployment rate in Kittitas County was 3.5 percent, a significant recovery from its pandemic peak of 16.3 percent. The employment rate in Ellensburg in 2022 was 61.4% compared to 61.1% statewide.

Figure 21. Unemployment Rate for Kittitas County, 2015-2025



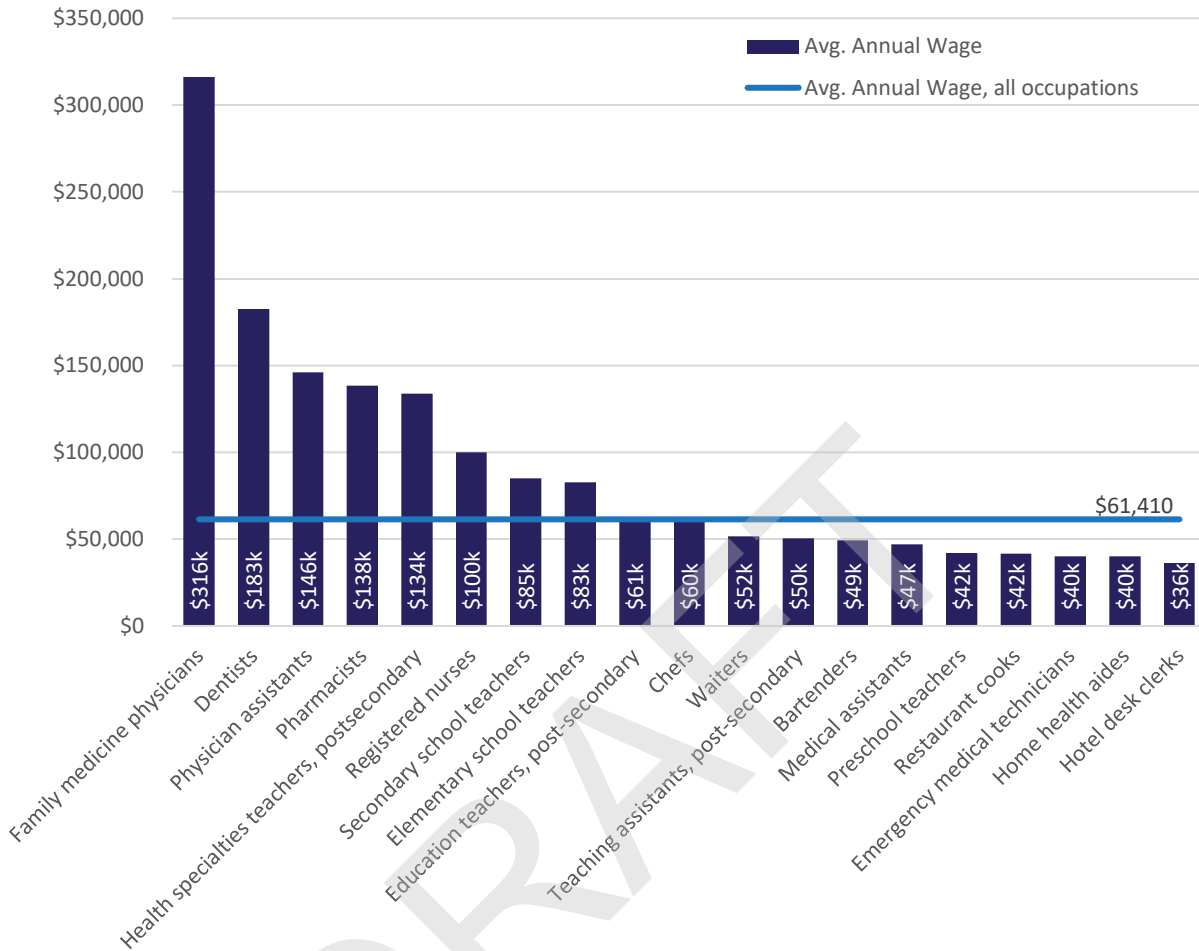
Source: Federal Reserve Bank fo St. Louis (FRED).

Wages

Figure 22 below shows wages for common professions in Ellensburg’s top job sectors compared to the average annual wage for all occupations in the Eastern Washington Non-Metro Area. Health care, the second largest sector in the city, has a wide range of salaries from over \$316,000 for family medicine physicians to \$40,000 for home health aides. Accommodation and food services jobs typically have wages below the average for all occupations.



Figure 22. Wages for Select Occupations in Ellensburg Top Job Sectors, 2023

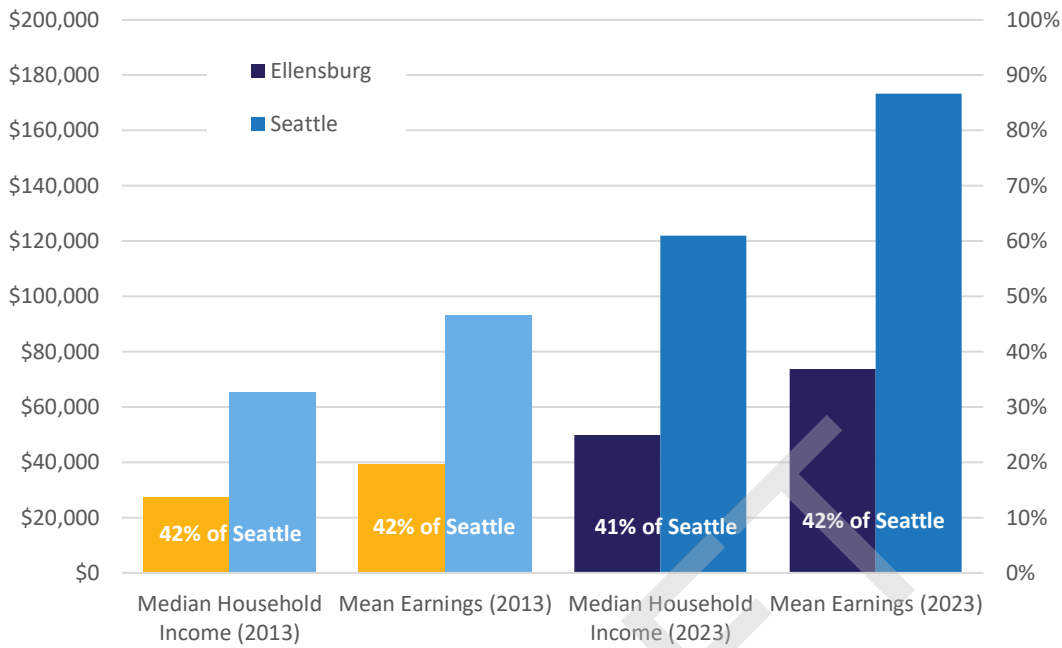


Source: US Bureau of Labor Statistics Occupational Employment and Wage Statistics (OEWS) for the Eastern Washington Non-Metro Area region (May 2023).

The chart below shows Ellensburg and Seattle’s relative incomes, earnings, and wages. These ratios have remained essentially unchanged over the past decade. Although median income in Ellensburg is less than half of that in Seattle, earnings follow the same trend.



Figure 23. Income, Earnings, and Wages in Ellensburg and Seattle, 2013-2023



Source: U.S. Census Bureau American Community Survey 5-Year Estimates, Table DP03

Employment Forecasts

Employment Targets

The employment target is the amount of job growth the jurisdiction should plan to accommodate during the 2020-2046 planning period. Ellensburg’s employment target for this period is 2,710 additional jobs. This is based on a consistent jobs-to-housing ratio method developed by Kittitas County and based on statewide guidance. The countywide jobs-to-housing ratio of 0.9 was used to generate the jobs forecast for each Kittitas County jurisdiction.

Land Capacity Analysis for Employment

As part of the Comprehensive Plan update, the City conducted a Land Capacity Analysis for both housing and employment, taking into account planned development projects, existing and expected densities of development, and deducting critical areas and a reasonable market factor, per the Kittitas County Land Capacity Analysis methodology. This analysis found that Ellensburg has 1,249 “Pending” jobs in planned and proposed development projects and land capacity under current zoning for an additional 5,672 jobs. This results in a surplus employment land capacity of 4,211 jobs.



Economic Sectors

Ellensburg maintains a stable and diverse local economy anchored by education, government, healthcare, and tourism-related industries. The presence of Central Washington University provides a significant economic foundation, contributing to employment stability and regional economic activity. While the city benefits from relatively low unemployment and a resilient service-based economy, median incomes remain below statewide averages due to the prevalence of lower-wage service occupations.

Looking forward, Ellensburg’s economic health will depend on its ability to diversify into higher-wage sectors while continuing to support its core industries. Strategic opportunities include technical industry development and expansion, strengthening tourism, expanding healthcare services, supporting small business development, and leveraging regional assets such as agriculture and outdoor recreation.

Commercial and Industrial

Ellensburg’s early industrial growth was closely tied to the expansion of the Burlington Northern Santa Fe Railway (BNSF), with development clustering along the railroad tracks west of downtown. Rail access was a critical factor for industry, making this corridor the most practical and economically viable location for warehouses, mills, and other industrial uses.

Over time, local land use designations and zoning policies reinforced this historic pattern. As a result, most of Ellensburg’s industrial land remains concentrated in a narrow strip that parallels the BNSF tracks. However, looking to the future, the City and County have continued expansion plans for commercial and light industrial use in the northernmost portion of Ellensburg’s UGA surrounding Bowers Field to attract and accommodate business innovation and family-wage jobs, with more light industrial uses in a variety of existing zones, along with inventive ideas to mitigate industrial development in the floodplain areas.

In 2025, the City of Ellensburg, in partnership with key state agencies, completed the Reecer Creek Levee Project. This project significantly reduces flood risk to people, homes, and businesses in the residential, commercial, and industrial areas surrounding Dolarway Road, while also incorporating environmental protections and habitat considerations.

That same year, the City completed the largest street overlay project in its history—the Water Street Overlay. This major infrastructure investment improved a major transportation corridor through the downtown commercial district, enhancing roadway conditions, safety, and accessibility for residents, businesses, and visitors alike.

Three major highways converge in Ellensburg, making the city a significant regional transportation hub. Interstate 90 serves as the state’s primary east–west corridor, connecting communities across Washington and beyond. Interstate 82 carries traffic through south-central Washington to major population centers such as Yakima and the Tri-Cities. Meanwhile, Washington State Route 97 provides a key north–south connection, linking Ellensburg to Wenatchee and other north central Washington communities.

These highway interchanges present significant opportunities for commercial development, particularly for businesses that depend on regional and pass-through traffic. The southern



interchange at Canyon Road is currently the more fully developed of the two primary interchange areas, providing lodging, dining, and fuel services that support travelers and freight movement along these major corridors.

The west (I-90/SR 97) interchange offers similar services at a lower intensity; however, several recent and proposed commercial projects are contributing to renewed development activity and investment interest in this area. Both interchange areas have been identified as appropriate locations for regional-scale retail commercial development intended to serve the City of Ellensburg and the surrounding region.

Warehousing and Distribution

Ellensburg is strategically positioned to support warehousing, and distribution uses that serve both regional and statewide markets. Located near the geographic center of Washington and connected by three major highway corridors, the community offers efficient access to population centers throughout the state and the broader Pacific Northwest. This multimodal connectivity, combined with available industrial land and a business-supportive environment, positions Ellensburg as an emerging logistics hub.

Recent private investment reinforces this trend. The construction of a new one million–square-foot grocery distribution facility by WinCo Foods demonstrates strong market confidence in Ellensburg’s logistical advantages. This project is expected to generate significant employment, increase freight activity, and further establish the city’s role in regional supply chains. To support future activity, the City will do a roundabout road expansion project that will improve vehicle capacity and service for the growing warehousing and distribution areas in Ellensburg and support further development of recreational facilities near the region.

Opportunities

Ellensburg’s location and infrastructure create several opportunities for warehousing and distribution growth:

- **Central statewide access.** Proximity to major east–west and north–south highways allows efficient same-day truck service to key Washington markets.
- **Available industrial land.** Designated industrial areas provide opportunities for large-footprint logistics, warehousing, and light industrial users.
- **Growing logistics ecosystem.** The WinCo distribution center and related freight activity help build market visibility and attract complementary businesses.
- **Cost competitiveness.** Compared to major metropolitan areas, Ellensburg offers relatively lower land and operating costs, which can be attractive to distribution users.

Considerations and Potential Impacts

As warehousing and distribution uses expand, the City will continue to balance economic development benefits with community livability and infrastructure capacity:



- **Transportation and freight mobility.** Increased truck volumes may affect key corridors, interchanges, and local streets.
- **Infrastructure capacity.** Industrial growth may require coordinated planning for water, sewer, power, and broadband.
- **Land use compatibility.** Careful siting and buffering will be important where industrial areas interface with residential or commercial districts.
- **Workforce development.** Logistics growth creates opportunities to align local workforce training with industry needs.

Looking Ahead

To support appropriate warehousing and distribution development, the City will continue to assess:

- Logistics and distribution use in designated industrial areas with direct highway access.
- Coordinated transportation planning to maintain efficient freight mobility and protect neighborhood livability.
- Infrastructure supported investments that enable industrial growth in planned employment areas.
- Workforce partnerships that connect Ellensburg residents to family-wage logistics and supply-chain jobs.
- Market trends to ensure industrial land supply remain adequate and appropriately zoned.

Through thoughtful planning, targeted investment, and strategic partnerships, Ellensburg can leverage its central location to capture economic benefits from the evolving warehousing and distribution sector while maintaining community character and quality of life.

Downtown Commercial

While commercial growth has expanded into areas outside the traditional core, downtown Ellensburg remains the community's primary historic and cultural commercial center. The development of highway-oriented and corridor retail has diversified the city's overall commercial base; however, the community continues to demonstrate strong commitment to the preservation, vitality, and reinvestment of the historic downtown district.

Downtown Ellensburg has experienced sustained revitalization over the past decade. Numerous historic buildings have undergone restoration, and upper-story spaces that were long underutilized have been reactivated for residential, commercial, and civic uses. Public and private investments—including a boutique hotel, enhancements to the downtown in a city center park, Unity Park, and continued growth in cultural arts, dining, and specialty retail—have strengthened downtown's role as a walkable mixed-use destination and a key contributor to community quality of life.

Today, downtown supports a diverse mix of locally owned businesses, restaurants, professional services, and cultural venues. Community partners, led by the Ellensburg Downtown Association and the Kittitas County Chamber of Commerce, continue to focus on filling vacant storefronts, supporting small business growth, and increasing foot traffic in the district. Their efforts, along with



strong occupancy levels in recent years, indicate a healthy small-business environment and ongoing market interest in the downtown core.

Downtown Ellensburg is a designated Washington Main Street community and is listed on the National Register of Historic Places. The district was also recognized as one of the “Dozen Distinctive Destinations” by the National Trust for Historic Preservation in 2007, was named a Great American Main Street Award finalist by the National Main Street Center in 2018, and in 2024, received certified designation status, as a Washington State Creative District, the only district in the state to encompass a historic downtown and a university campus. These recognitions reflect the community’s long-standing commitment to historic preservation, placemaking, the creative sector, and economic vitality.

Existing Conditions and Opportunities

Downtown Ellensburg remains a strong local-serving retail and dining destination, though evolving consumer patterns and regional competition create both challenges and opportunities. Key considerations include:

- **Strong local business base.** Downtown continues to maintain high occupancy and a concentration of independent businesses that differentiate downtown from highway commercial areas.
- **Upper-story activation.** Continued rehabilitation of upper floors presents opportunities for additional housing, office, and boutique lodging uses that support downtown vitality.
- **Experiential retail and dining.** Growth potential exists for specialty retail, food and beverage, entertainment, and arts-related uses that capitalize on downtown’s historic character and pedestrian environment.
- **Visitor economy.** Downtown is well positioned to capture additional spending from tourism, university-related visitors, and regional travelers.
- **Business mix gaps.** Targeted recruitment of complementary retail and service uses could further strengthen the district’s market position and extend visitor dwell time.

Through continued reinvestment and strategic partnerships, downtown Ellensburg will remain a vibrant, economically resilient, and culturally significant heart of the community.

Agricultural

Agriculture, a legacy market, has been one of the foundational economic sectors in Ellensburg, shaping land use patterns, community identity, and regional trade since the city’s earliest days. It remains a key industry and economic driver for the region, with the Kittitas Valley being known for producing premium timothy hay that is sold in both domestic and international markets. Overall, farms in Kittitas Valley remain predominately family farms, 97 percent, with a total market value of



products sold as of 2022 at \$75.5 million,¹ which means this legacy sector remains a significant industry for Ellensburg and the future of our economy.

Historical Overview

When the region was settled, irrigation from the Yakima River and tributaries made it possible to farm in the semi-arid Kittitas Valley. Early crops included hay, grain, and produce to supply local miners, railroad workers, and the growing towns in Central Washington. The expansion of the railroad in the 1880s allowed for significant growth of the industry, as agricultural products were able to reach larger markets throughout the state. Over the course of the next century, and the continued development of reliable irrigation systems, the region became known for timothy hay production, cattle and sheep ranching, and dryland wheat farming.

Agriculture not only shaped the land, but also the people, as Ellensburg's cultural identity was connected to ranching and farming. The Ellensburg Rodeo, founded in 1923, reinforced the City's reputation as a ranching and livestock hub in the state. The rodeo and fair remain today both a cultural tradition and a significant economic driver tied to the agricultural heritage of the region.

Technology

From more modern irrigation methods, and crop diversification, to more mechanized farming, technology has had a broad and significant impact on the agricultural industry. Technology and the science behind that technology has created industry and educational partnerships and the development of supporting industries such as advanced engineering and mechanics, equipment suppliers, feed stores, veterinary services, and trucking.

Moving into the future, ranches and farms are embracing the use of the internet, satellite imagery, GPS mapping, and soil moisture sensors to help them optimize water usage, improve crop quality, and lower environmental impact.

Precision Agriculture (PA) technology and advanced irrigation technology are changing the landscape of the industry once again. These new technologies can allow for increased yield, saved labor cost and time, improved soil conditions, and reduced environmental impacts. Types of PA technology currently used in farming are yield monitors, soil maps, guidance autosteering, variable growth rate technologies, usage of drones, robotic milking techniques, and wearable livestock technology.²

Industry Challenges

Climate shifts: The agricultural industry in Kittitas Valley is facing economic challenges on several fronts. Beyond the long-standing water rights issues, there are now increased concerns over ongoing and consistent drought risk and climate shifts that will ultimately produce lower yields, increased costs, and increase the burden on farms reliant on predictable water supply.

¹ https://www.nass.usda.gov/Publications/AgCensus/2022/Online_Resources/County_Profiles/Washington/cp53037.pdf

² USDA Economic Research Service, US Department of Agriculture, America's Farms and Ranches at a Glance: 2024 Edition



Labor market: The agricultural industry is experiencing labor shortages across the sector, limiting operational capacity and changing technology in the industry requires more a more skilled labor force.

Production Costs: Rising costs across the nation have impacted local ranches and farms with significant production costs increases in supplies and insurance decreasing profit margins.

Land Use: Expansion of development in Ellensburg and rising land values put pressure on agricultural land.

Market Volatility: Dependence on export markets for timothy hay and other products puts exposure on ranchers and farmers.

Healthcare

Ellensburg's health care system provides essential primary, urgent, and specialty services for residents of the city and surrounding Kittitas County. The community benefits from a strong local hospital presence, an expanding network of clinics, and its role as a regional service center for Upper Kittitas County. Overall, the local health care sector is stable and growing, though industry-wide, workforce availability and limited access to specialty healthcare needs can be cause for concern.

Existing Health Care System

Health services in Ellensburg are anchored by **Kittitas Valley Healthcare (KVH)**, which operates **Kittitas Valley Healthcare Hospital**, a critical access, hospital providing designated Level IV trauma service emergency care, inpatient services, diagnostic imaging, surgical services, and a range of outpatient specialties. KVH also maintains multiple primary care and specialty clinics throughout the Ellensburg area, including a state of the art Medical Arts Center, primary care, internal medicine, occupational medicine, orthopedics, surgical, and women's health services, helping to ensure local access to routine and preventive care.

In addition to KVH, Ellensburg is served by independent medical, dental, behavioral health, and allied health providers. The presence of **Central Washington University** contributes to local demand for health services and provides opportunities for workforce development partnerships in health-related fields.

For highly specialized or tertiary care, residents often travel to larger regional medical centers in Yakima or the Puget Sound region. While typical for a community of Ellensburg's size, this pattern highlights the importance of maintaining strong local primary and urgent care capacity.

Strengths

Ellensburg's health care system has several notable strengths:

- **Local hospital access.** The presence of a full-service critical access hospital supports emergency response and routine inpatient care locally.



- **Regional service role.** Ellensburg functions as a health care hub for Upper Kittitas County and nearby rural areas.
- **Growing outpatient network.** Expansion of clinics and outpatient services has improved access to primary and preventive care.
- **One of the largest employers** in the region with over 600 employees, making it one of the largest employers in Ellensburg.
- **Quality of life asset.** Reliable local health care supports community livability and economic development.

Challenges and Needs

Like many small and mid-sized communities, Ellensburg faces ongoing health system pressures:

- **Workforce recruitment and retention.** Attracting physicians, nurses, behavioral health providers, and allied health professionals remains a statewide and local challenge.
- **Specialty care access.** Some specialty services require travel outside the community, particularly for advanced or complex care.
- **Behavioral health demand.** Community need for mental health and substance use services continues to grow.
- **Population growth and aging.** Future demand for health services is expected to increase as the population grows and ages.

The hospital is working on a new campus master plan that will expand the footprint of the campus. In anticipation of the projected growth in Ellensburg's 65 or older population, KVH is expected to remain a key part of Ellensburg's economic growth over the next 20 years.\

Opportunities

Looking forward, Ellensburg has opportunities to strengthen its health care system:

- Expansion of outpatient and specialty clinic space in appropriate commercial and institutional areas
- Partnerships with Central Washington University and internal to support health workforce pipelines
- Growth in telehealth and hybrid care models to improve specialty access
- Development of senior services and aging-in-place supports
- Continued investment in behavioral health capacity
- Leverage local funding to amplify system expansion

Maintaining a strong, appropriately scaled, locally accessible health care system will remain essential to Ellensburg's long-term livability, economic competitiveness, and service role within Kittitas County.

Central Washington University



Central Washington University is more than just an institution of higher learning; it's a powerful economic engine for Kittitas County and the State of Washington. With a \$113 million annual payroll for 1,700 full- and part-time employees, CWU is the county's largest employer, directly supporting the local retail, housing and entertainment sectors while graduating about 2,000 new professionals every year.

The university spends nearly \$15 million every year partnering with area vendors for everything from catering to furniture to facility upgrades. CWU has also spent nearly \$500 million on major construction projects since 2010, providing hundreds of employment opportunities across the region. Thanks to these shared ventures with state and local contractors, CWU now boasts one of the most modern, aesthetic campuses in the Northwest.

As state financial resources and enrollment have both been on the decline since the pandemic, it's important to consider what these trends might mean for the local economy. What CWU is experiencing is being felt at higher ed institutions nationwide, and although some new challenges have resulted from these economic realities, the university remains in healthy financial shape as it adjusts to an uncertain future.

With enrollment at CWU falling about 30% since its peak in the fall of 2019 (from 11,650 to 8,350 students), the community must prepare for a future that will likely look much different than it did 10 or 15 years ago. But despite being faced with a series of adaptive challenges, CWU has taken significant steps to ensure the continued viability of the local economy. By building intentional partnerships with the City of Ellensburg, Kittitas County, the state Department of Revenue and private businesses, the university has shown a commitment to ensuring long-term economic viability for communities across Central Washington.

The Central Washington University Strategic Plan, updated in 2025, calls for continued public service and community engagement, with particular emphasis on meaningful collaboration between the university and local communities to contribute to the educational, social, and economic progress of Washington communities.

Since 2021, CWU leadership has engaged in productive conversations with the City of Ellensburg to expand community engagement, collaborative partnerships, and strategic development to increase economic competitiveness and grow the number of high-wage skill-based job opportunities in the local community. The CWU Board of Trustees formalized the university's commitment to these vital initiatives by approving 2023-2028 Strategic Plan, which outlines specific engagement goals for these essential partnerships.

The economic outlook in Ellensburg and Kittitas County has undoubtedly shifted in recent years post-pandemic, but when we examine the big picture — and take into account the lasting partnerships CWU has helped facilitate — it's no wonder local government officials and business leaders are feeling so optimistic about the short-and long-term future of the community and region.

Opportunities

- Central Washington University is looking to the future with a shift toward a regional comprehensive approach to workforce development by aligning industry needs with the educational, training, and facility resources at the University.



- Repurpose and renovate the “Old Heat” facility into a dynamic hub that supports innovation, entrepreneurship, and economic development, fostering future growth in technology and emerging industries.
- Explore the use of alternative energy sources, such as, ground-source geothermal energy to potentially reduce reliance on conventional energy sources, create work force training programs for the energy industry, and support new job development in the region.

Tourism

Tourism is an important and growing economic sector for the City of Ellensburg. Leveraging its central location in Washington State, historic character, outdoor recreation opportunities, cultural attractions, and signature annual events, Ellensburg attracts visitors from across the region and beyond. Tourism supports local businesses, bolsters retail and hospitality sectors, and contributes to the economic vitality of the community and surrounding county.

Visitor Drivers and Attractions

Ellensburg draws visitors for a variety of reasons, including cultural experiences, historic charm, and outdoor amenities. The city enjoys more than 300 days of sunshine annually and is centrally located less than two hours from many of Washington’s major population centers, making it an appealing destination for weekend travel and regional tourism. Ellensburg’s tourism economy includes:

- **Historic and Cultural Experiences:** The City’s arts and culture scene is a significant tourism asset, anchored by the Ellensburg Creative District, a certified Creative District that uniquely encompasses both the historic downtown and Central Washington University campus. The district hosts galleries, performances, festivals, and interactive cultural programming that attract visitors year-round.
- **Art and Galleries:** Ellensburg’s has a vibrant art scene and creative installations such as galleries, murals and sculptures throughout downtown. These spaces showcase regional and national artists and events that draw art enthusiasts from other Central Washington communities.
- **Annual Events and Festivals:** Signature events such as Ellensburg Rodeo, the Kittitas County Fair, Buskers in the ‘Burg, First Friday Art Walks, Winterhop Brewfest, and seasonal markets generate significant tourism visitation and economic activity for restaurants, hotels, and retailers. These events create a rhythm of celebration that brings visitors throughout the year.
- **Historic and Outdoor Attractions:** In addition to cultural assets, visitors enjoy the historic downtown district, museums, and nearby outdoor recreation opportunities in the surrounding natural landscape, contributing to repeated visits and extended stays.

Emerging Tourism Sectors

Recreational and Sports Tourism

Recreational tourism is an emerging and growing sector of Ellensburg’s visitor economy. The City’s central location within Washington State has made it an increasingly attractive destination for recreational leagues, competitive tournaments, and organized sporting events. By reducing



statewide travel times for many families and teams, Ellensburg offers a convenient and accessible meeting point for regional play.

Tournament and league activities generate repeat visitation and multi-day stays, particularly for youth and amateur sports. These events support local lodging establishments, restaurants, retail shops, and fuel providers, while also increasing demand for parks, athletic fields, and event facilities. Families traveling for tournament play often extend their stay to enjoy downtown dining, shopping, arts programming, and outdoor recreation, amplifying the economic impact beyond the playing field.

Ellensburg's existing parks, recreation facilities, and event venues position the community to capture additional market share in this sector. As participation in youth and adult recreational sports continues to grow statewide, the City has an opportunity to strategically invest in facility enhancements, field capacity, and visitor amenities that strengthen its competitiveness as a host community.

One such investment is the proposed Ellensburg Community Fieldhouse; a multi-use indoor recreational facility planned for Rotary Park. The 60,000+ sq. ft. Facility is intended to restore and expand year-round access to indoor sports, recreation, regional tournaments, and community wellness activities for residents of all ages.

Argi-Tourism

Agri-tourism is an emerging and complementary sector within Ellensburg's broader tourism economy. Rooted in the region's strong agricultural heritage and working landscapes, agri-tourism offers visitors authentic, place-based experiences while supporting farm viability and rural economic resilience.

The Ellensburg area has long been defined by its agricultural production, including hay, cattle, and diversified farming operations throughout Kittitas County. Increasingly, farms and ranches are exploring opportunities to diversify income through public-facing activities such as on-site farm markets, u-pick operations, seasonal festivals, educational tours, agritainment events, and value-added product sales. These experiences appeal to visitors seeking connection to local food systems, rural traditions, and open space landscapes.

Agri-tourism complements established signature events such as the Ellensburg Rodeo and activities at the Kittitas Valley Event Center, reinforcing Ellensburg's identity as an authentic agricultural community. It also aligns with growing consumer demand for locally sourced products, farm-to-table dining, and experiential travel.

Creative Tourism

Creative tourism is an increasingly important sector of Ellensburg's visitor economy. Building on the community's strong arts, culture, and heritage assets, creative tourism focuses on interactive, participatory experiences that allow visitors to actively engage in the creative life of the community rather than simply observe it.

Ellensburg's identity as an arts-centered community provides a strong foundation for this sector. The Ellensburg Creative District—which encompasses the historic downtown and the campus of



Central Washington University—anchors a concentration of galleries, performance venues, studios, public art installations, and creative businesses. Regular events such as First Friday Art Walks, live music performances, theater productions, literary readings, and maker markets create year-round opportunities for cultural engagement.

Creative tourism expands upon these assets by encouraging hands-on experiences such as workshops, artist-led classes, studio tours, culinary and craft demonstrations, and collaborative community arts programming. These offerings appeal to visitors seeking meaningful, place-based experiences and often generate longer stays and higher per-visitor spending compared to traditional sightseeing.

Economic Impact

Tourism has a tangible economic impact on the local and regional economy. Tourism expenditures directly support hospitality and retail businesses, including lodging providers, restaurants, specialty shops, and entertainment venues. Indirect benefits also contribute to local suppliers and service providers that support visitor services and event infrastructure. Tourism can strengthen downtown vitality, support arts and cultural programming, and reinforce Ellensburg’s regional identity. However, a resilient economic framework will continue to prioritize diversification, workforce development, and strategic land use planning that supports multiple industry sectors.

Cultural and Social Value

Beyond economic impacts, tourism strengthens community identity and quality of life. Cultural events, public art, and festivals provide opportunities for local engagement and enhance Ellensburg’s reputation as a distinctive regional destination. The combination of university programming, creative arts, heritage institutions, and community celebrations fosters a dynamic environment that benefits both residents and visitors.

By nurturing its distinctive cultural assets, annual traditions, and outdoor amenities, Ellensburg will continue to strengthen tourism as a driver of economic growth and community vitality.

Lodging Tax

Commonly called the “hotel/motel” tax, is a local excise tax, and under Washington statute (RCW 67.28), lodging tax revenues must be used to promote tourism and fund tourism-related facilities. They cannot be used for general government services.

The City of Ellensburg utilizes lodging tax revenues as a dedicated funding source to promote tourism and support tourism-related facilities and events. Revenues are reinvested into marketing, event sponsorship, and capital improvements that generate overnight stays and stimulate the local economy. Strategic use of lodging tax funding strengthens Ellensburg’s position as a regional destination for recreation, cultural programming, university-related visitation, and signature events. Continued investment ensures that visitor-generated revenue supports sustainable economic development while enhancing quality of place for residents and visitors alike.

Ellensburg has seen a steady growth in lodging tax revenue, apart from 2020, when Covid-19 impacted all travel. In the second half of 2021, Ellensburg experienced a return in tourist activity and began to see a strong rebound in lodging tax dollars that exceeded pre-Covid-19 numbers.

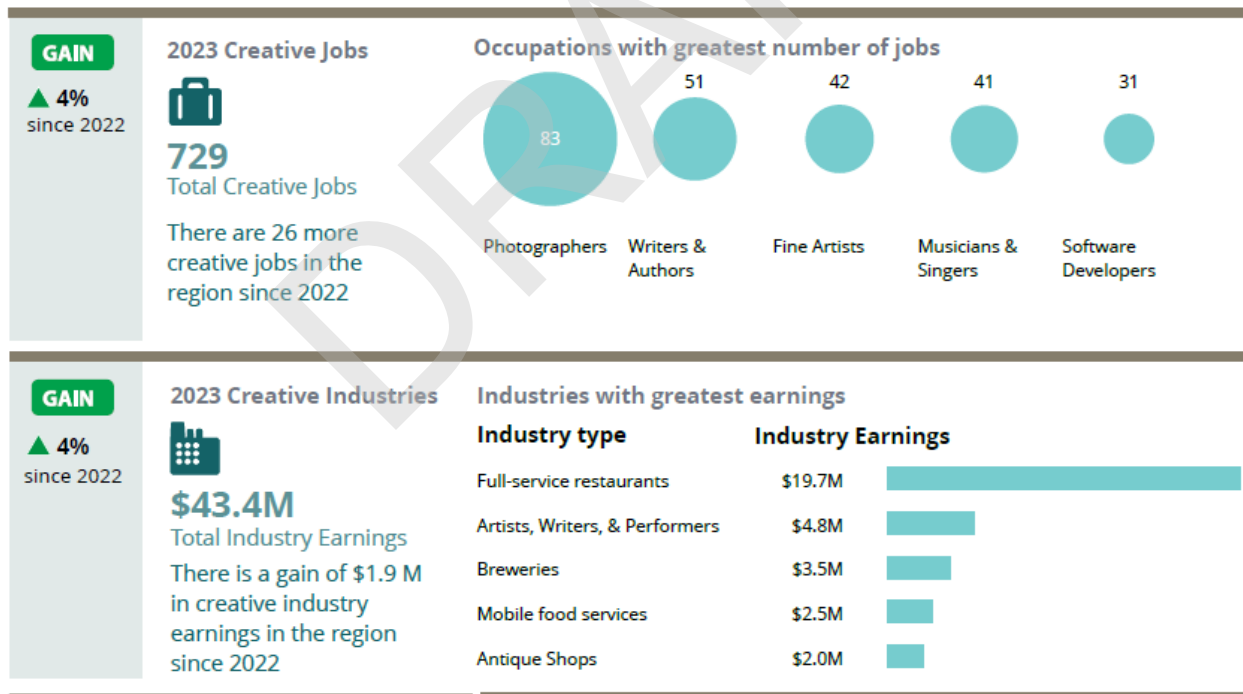


Since 2021, lodging tax revenues in Ellensburg have increased consistently year over year, reflecting continued growth in regional travel and tourism. From 2021 through 2025, the City collected an average of \$709,000 annually, demonstrating the strengthening performance of the local visitor economy.

Creative Industry

The creative industry is a vital component of a healthy economy in Ellensburg. It is an economic driver that increases tourism, brings new and innovative job creation, and is a cornerstone in the quality of life enjoyed in Ellensburg. The creative industry statewide is a significant economic driver, with Washington state's having the second largest creative economy in the nation, accounting for just under 20% annually of the state's GDP.

City of Ellensburg Creative Industry at a Glance:



Data provided by Creative Vitality Suite Index, Ellensburg, 98926, 2023

The quality of life in Ellensburg is enhanced by a strong and active creative sector, which contributes to both cultural vitality and measurable economic benefit. Regional investment in arts and culture generates increased consumer spending at local businesses, reinforcing the connection



between placemaking and economic development. According to the Arts & Economic Prosperity 6 (2024), event attendees spent an average of \$38.46 per person, outside of event admission costs, at local establishments such as restaurants, retail shops, and lodging facilities. This additional spending demonstrates how arts and cultural programming support small businesses, circulates dollars within the local economy, and strengthens overall community prosperity.

In Ellensburg, similar to across the state, the creative industry has seen consistent growth in a post-pandemic economy. From 2019 to 2024, earnings in the creative industry for Ellensburg increased from \$25.0 million annually to \$43.4 million annually, translating to \$136.1 million in total industry sales.

Since 2016, the City Council has dedicated 10 percent of construction sales tax revenue—capped at \$50,000 annually—to support community art. Managed by the Ellensburg Arts Commission, these funds are strategically invested to strengthen the city’s creative economy, enhance public spaces, and expand access to arts programming. By supporting local artists, cultural events, and public art initiatives, this investment not only enriches community life but also contributes to economic growth through cultural tourism, increased foot traffic, and engagement with creative industries. The Arts Commission’s planning ensures that these resources are deployed thoughtfully, maximizing both the cultural and economic benefits for Ellensburg residents and visitors alike.

Technology

The technology sector in Ellensburg is currently a small component of the local economy but is recognized as an emerging regional market. To support its growth, the City of Ellensburg is implementing regional strategies and collaborating with community partners to build a foundation for expansion. Investments in broadband and telecommunications infrastructure, combined with workforce development initiatives, are designed to strengthen local talent pipelines, expand job opportunities, and enhance Ellensburg’s appeal for technology business recruitment. Local IT service providers, digital firms, and Central Washington University’s computer science and technology programs contribute to a growing ecosystem of expertise and innovation. Together, these efforts position Ellensburg and Kittitas County as a competitive hub for technology industries, supporting economic diversification, fostering innovation, and creating opportunities for residents and businesses alike.

Opportunity Zones

Both industrial and downtown retail areas in Ellensburg lie largely within federally designated Opportunity Zones, a community development program established by Congress through the Tax Cuts and Jobs Act of 2017. These zones are intended to encourage long-term private investment in low-income urban and rural communities nationwide. The Opportunity Zones program offers tax incentives for investors to reinvest unrealized capital gains into Qualified Opportunity Funds (QOFs), which are dedicated to projects located within state-designated Opportunity Zones.

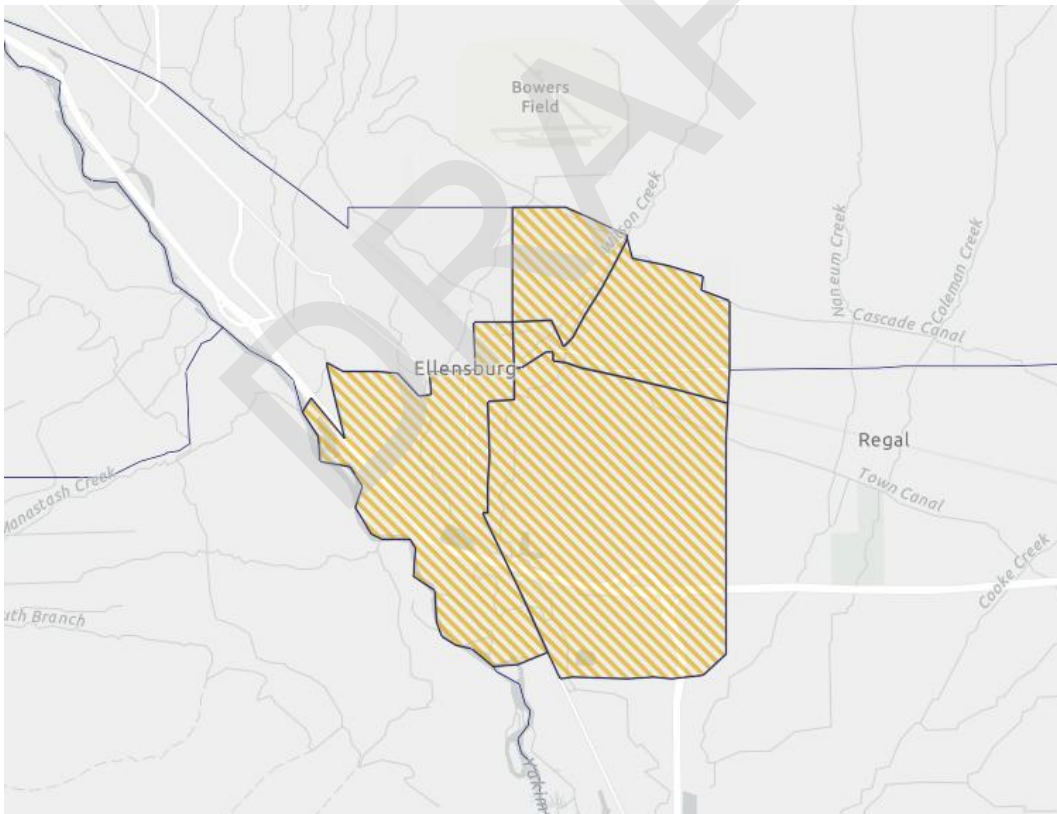
Ellensburg contains two Opportunity Zones encompassing more than 6,120 acres. Approximately 22 percent of this area is designated for commercial or industrial use, and roughly 2,540 acres of vacant land are available and development ready.



Census tract 5303797-5600 includes portions of Central Washington University, the Historic District, and the Main Street corridor extending south to Interstate 90. This tract also includes the city's warehouse district and is bisected by the BNSF Railway main line. Sixty percent of the tract lies within the incorporated City of Ellensburg, with the remaining 40 percent located within the Urban Growth Area. The tract comprises more than 2,000 acres, with 44 percent designated as development-ready land offering direct access to Interstate 90, rail service, and municipal utilities. Zoning within the tract supports a broad mix of uses, including Residential Suburban, Central Commercial, Commercial Highway, Central Commercial II, and Light Industrial development.

Census tract 5303797-5500 lies north and west of tract 5600, extending in a southeast-to-northwest orientation. Interstate 90 forms the tract's southwestern boundary, while the Palouse to Cascades Trail defines the northeastern edge. Approximately 50 percent of the tract lies within the incorporated city or Urban Growth Area, with the remaining land under county jurisdiction. Zoning allows for a diverse range of development types, including Light Industrial, Urban Residential, General Commercial, Residential Suburban, Residential Office, and Commercial Tourist uses.

At the time of this draft, the Dept of Commerce application process for OZ opens in March and closes April 30, 2026. This is open every 10 years. CD is researching who applied last time for this for the City of Ellensburg. Will need revisions.



Washington State Department of Commerce, Opportunity Zones, Kittitas County, Feb. 18, 2026,



Foreign Trade Zones

In 2010, the Port of Moses Lake established a 90-mile Foreign Trade Zone (FTZ) service area that includes all of Kittitas County. A FTZ allows companies to store goods duty-free, defer tax and customs payments, and reduce inventory-related costs—helping businesses compete more efficiently and cost-effectively in the global marketplace. Merchandise may be brought into a FTZ for a wide range of activities, including storage, exhibition, assembly, manufacturing, and processing. Standard customs entry procedures and duty payments are not required on foreign merchandise unless and until it enters U.S. Customs territory, at which point the importer assumes responsibility. Domestic goods moved into a FTZ for export may be considered exported upon admission to the zone, making them eligible for excise tax rebates and duty drawback. As part of a countywide strategic plan, economic development partners are developing targeted tactics to encourage businesses to take advantage of this economic development tool.

Business Development

The city of Ellensburg works collaboratively, with multiple organizations to enhance the community's quality of life through business development, retention, expansion, innovation, and entrepreneurship.

The City offers a unique and streamlined approach for businesses to start and grow. From business incentives to a comprehensive review of proposed projects in a Pre-Application Meeting that includes representatives and staff from all the required entities to begin a project. Because the City owns and operates electric, natural gas, water, wastewater, stormwater, and telecommunications utilities, project review is conducted by a single entity at one location which provides increased certainty for development in terms of process, timelines, and requirements for a successful project. Additionally, the City of Ellensburg has invested in staffing and talent in key roles like community and economic development to enhance the overall economic success of the city.

Many organizations throughout Ellensburg work to build the economy and enhance the community's quality of life. Three organizations in particular are directly involved in business development in Ellensburg.

The Kittitas County Economic Development Partnership (KCEDP) is a collaborative initiative involving the Conference of Governments, an action committee comprised of municipal leaders and “doers,” the region's economic development organizations, and key business stakeholders. This partnership is focused on county-wide initiatives with work force development, industry recruitment and expansion, and broad economic opportunities.

The Kittitas County Chamber of Commerce partners the City of Ellensburg as the City's Destination Marketing Organizations (DMO), and the County's Downtown Associations on business development, in addition to overseeing tourism, events, and services as the designated Associated Development Organization (ADO).

The Ellensburg Downtown Association (EDA) is a Certified Main Street Organization through the Washinton Main Street Program and the Department of Archeology and Historic Preservation and follows the designated Main Street Four-Point Approach for downtown revitalization that includes economic vitality, community design and development, promotions, and community outreach.



Conclusion

Ellensburg stands at a pivotal moment in its economic evolution. Grounded in a strong legacy of agriculture, education, and community-centered values, the city is uniquely positioned to build a more resilient, diversified, and opportunity-rich economy over the next 20 years. The foundation is strong: a regional university, a vibrant and historic downtown, expanding industrial and logistics capacity, a growing tourism sector, and a deeply rooted sense of place that continues to attract residents, businesses, and visitors alike.

At the same time, the challenges are clear. Housing affordability, workforce constraints, income disparities, and the need for economic diversification require intentional, coordinated action. Addressing these challenges will demand continued investment in infrastructure, thoughtful land use planning, regulatory clarity, and a sustained commitment to partnerships across public, private, and institutional sectors.

The future of Ellensburg’s economy will be shaped by its ability to align its assets with emerging opportunities. This includes fostering innovation and entrepreneurship, supporting targeted industry clusters, expanding workforce development in alignment with industry needs, and leveraging key partnerships—particularly with Central Washington University and regional collaborators. Strategic investments in quality of life, from arts and culture to recreation and public spaces, will remain essential economic drivers, reinforcing Ellensburg’s competitive advantage as a place where people choose to live, work, and invest.

Equally important is a commitment to equitable economic development. Ensuring that all residents have access to opportunity—through education, employment, housing, and supportive services—will strengthen not only individual outcomes but the overall health and sustainability of the community.

Ultimately, the City’s role is to create the conditions for success: to plan proactively, invest strategically, and lead collaboratively. By doing so, Ellensburg will continue to grow as a dynamic regional center—one that honors its heritage while embracing innovation, supports its existing businesses while welcoming new ones, and balances economic growth with the preservation of community character and quality of life.

GOALS, POLICIES, & PROGRAMS

The economic development goals, policies, and programs are intended to be implemented in coordination with community partners to strengthen and elevate the economy across Kittitas



County. While these goals, policies, and programs are tailored to the City of Ellensburg, they also reflect the City's unique role and opportunities for growth within the broader regional economy.

The goals, policies, and programs outlined below are designed to:

- Support a diverse and resilient economy
- Create opportunities for living-wage employment
- Strengthen partnerships across jurisdictions and sectors
- Promote equitable access to economic opportunity
- Enhance quality of place and long-term community vitality

GOAL ED-1: REGIONAL COLLABORATION & ECONOMIC LEADERSHIP

Position Ellensburg as the regional economic hub through coordinated partnerships and shared implementation of County-wide strategies.

Policies:

1.1 Foster the Kittitas County Economic Development Partnership (KCEDP) between the cities, the county, economic development organizations, Central Washington University (CWU), regional businesses, and community leaders into a sustainable working model for collaborative economic development and balanced growth.

1.2 Promote transparent communication, shared goals, and accountability among economic development partners, maintaining clear roles and responsibilities among partner organizations to improve efficiency and reduce duplication of efforts.

1.3 Support regional approaches to economic development that benefit the broader Kittitas County community with opportunities to advance economic development priorities.

1.4 Maintain and support dedicated economic development staffing and capacity focused on the implementation of economic development strategic goals, the City of Ellensburg council priorities, and fostering a strong quality of life in Ellensburg.

Programs

- Participate and grow the regional economic development partnership, expand regional roles, support the established governance structure, coordination protocols, for further implementation of regional strategic planning.
- Develop and maintain shared implementation of strategic plan metrics and reporting mechanisms.
- Coordinate and work together to secure future growth opportunities, resource management, and potential funding sources.



- Expand collaboration among regional industry leaders, educational institutions, and workforce development to establish a skills center focused on building a ready workforce for new and emerging opportunities.
- Working with regional partners, engage emerging markets and industry for recruitment opportunities that align with regional balanced growth.

GOAL ED-2: ECONOMIC RESILIENCE & DIVERSIFICATION

Build a resilient and diversified economy that reduces reliance on a limited number of sectors and increases access to higher-wage employment.

Policies

- 2.1 Promote expansion and diversification of higher-wage jobs within emerging industries.
- 2.2 Support development of industry clusters including education, healthcare, logistics, manufacturing, and technology.
- 2.3 Encourage innovation and entrepreneurship as drivers of economic resilience.
- 2.4 Reduce economic vulnerability to external disruptions and market shifts.

Programs

- Identify, recruit, and support target industry clusters (logistics, tech, advanced manufacturing, creative industries).
- Foster and manage the balanced development of business parks and industrial areas that contribute to the expansion of diversified industries and living-wage jobs.
- Support innovation and startup ecosystems through the Kittitas County Economic Development Partnership, community business leaders, and workforce training.
- Track industry trends and align economic strategies accordingly across all partnerships.

GOAL ED-3: WORKFORCE AND TALENT DEVELOPMENT

Develop, retain, and attract a skilled workforce aligned with local industry needs and emerging opportunities.

Policies:

- 3.1 Align workforce training with existing and emerging employer and industry needs.
- 3.2 Strengthen partnerships between education providers, workforce development, and employers to utilize resources efficiently.



- 3.3 Promote and expand living-wage job opportunities and training for new job markets.
- 3.4 Support workforce training participation across all demographics to strengthen opportunities for all.

Programs:

- Develop internship, apprenticeship, and career pathway programs with CWU, workforce development agencies, and economic development organizations.
- Support sector-based workforce training initiatives
- Expand youth retention and graduate employment programs that reflect emerging opportunities within the regional job market.
- Coordinate with workforce agencies, training providers, and industry to provide hands-on training that translates to job opportunities.
- Use data to track workforce gaps, retention trends, and emerging industry jobs.

GOAL ED-4: BUSINESS DEVELOPMENT & ENTREPRENEURSHIP

Foster a supportive business environment that encourages business formation, retention, expansion, and innovation.

Policies:

- 4.1 Develop a transparent business friendly regulatory environment that encourages investment in Ellensburg.
- 4.2 Work with economic development organizations to support small businesses and entrepreneurs as key contributors to the economy.
- 4.3 Encourage the development of business retention and expansion programs as a priority.
- 4.4 Promote public-private partnerships to support economic growth.

Programs

- Streamline permitting and development review processes within the City of Ellensburg.
- Work with economic development partners to implement a Business Retention & Expansion (BRE) program
- Conduct regular business outreach and visitation
- Work with economic development partners to provide small business technical assistance and support services
- Promote use of economic tools (Opportunity Zones, FTZ, MFTE)



GOAL ED-5 **INFRASTRUCTURE AND ECONOMIC COMPETITIVENESS**

Invest in infrastructure that supports economic growth, business development, and long-term competitiveness.

Policies:

5.1 Prioritize infrastructure investments that sustain an expanding community and support future economic development.

5.2 Maintain and expand utilities and transportation systems to meet growth needs.

5.3 Support development of industrial and commercial areas with adequate infrastructure.

5.4 Coordinate infrastructure planning with regional growth strategies.

Programs:

- Identify and prioritize infrastructure projects based on community needs and future development.
- Expand utility capacity (water, sewer, broadband, power).
- Improve freight mobility and transportation corridors.
- Support infrastructure for industrial and logistics development.
- Leverage capital investments to attract private development.

GOAL ED-6: **TOURISM, CREATIVE ECONOMY & QUALITY OF PLACE**

Enhance Ellensburg's identity as a destination and strengthen the economic impact of arts, culture, and tourism.

Policies:

6.1 Promote, expand, and grow tourism as a key economic sector, that highlights the many segments of regional tourism.

6.2 Expand and further develop the creative economy.

6.3 Strengthen downtown as the cultural and economic heart of the community.

6.4 Invest in amenities that attract residents, visitors, and businesses.

Programs

- Support and expand programming for tourism marketing, destination development, and the creative economy in Ellensburg.



- Build a supportive environment to expand festivals, events, and creative programming showcasing cultural arts.
- Strengthen downtown revitalization efforts.
- Work with economic development organizations to support existing creative sector businesses and recruit new businesses that contribute to the creative economy.
- Further develop branding and identity strategies that support the creative industry.
- Continue to develop the Ellensburg Creative District and support arts organizations within Ellensburg.

GOAL ED-7: COMMERCIAL, INDUSTRIAL & LOGISTICS DEVELOPMENT

Support strategic development of commercial, industrial, and logistics sectors to expand employment opportunities and strengthen the tax base.

Policies

7.1 Support development of industrial opportunities by creating a business-friendly and scalable permitting process for larger industrial investment.

7.2 Encourage logistics, warehousing, and distribution of use in appropriate locations.

7.3 Promote balanced, community-driven retail development to reduce leakage and retain local spending.

7.4 Ensure and maintain compatibility between industrial uses and surrounding areas.

Programs

- Develop and market industrial land and business parks for commercial investment.
- Support logistics and distribution infrastructure improvements.
- Work with economic development partners to conduct retail leakage analysis and recruitment strategy.
- Encourage development at key commercial nodes and interchanges.
- Continue to plan infrastructure and buffering in industrial areas.





Meeting Date: May 14, 2026

**City of Ellensburg
Planning Commission Agenda Report**

Agenda Subject: Review of DRAFT Racially Disparate Impact (RDI) Report (Public Comment Opportunity)

Submitted by:
Department: Community Development

Suggested Motion/Action:
Provide any changes needed to the Racially Disparate Impacts Memo draft before considering adoption under the Housing Element

Background/Summary:
House Bill 1220 from 2021 requires jurisdictions to conduct analysis of racially disparate impacts (RDI) of local housing policies. [Guidance for this analysis](#) is available from the Washington State Department of Commerce.

City staff with support from Leland Consulting Group have prepared the attached memo documenting housing policy impacts and recommendations. Additional context from the housing survey data could be included in the RDI memo or Housing Element.

On April 14, the Access, Advocacy, Equity and Engagement Commission reviewed the draft RDI memo.

On April 15, the Affordable Housing Commission (AHC) reviewed the draft RDI memo and recommended adding explanation of the margin of error in the Comprehensive Housing Affordability Strategy (CHAS) data used throughout the memo. On May 6, the AHC reviewed and approved text in the memo explaining the limitations of this data set.

Previous Council Action:
On April 9, 2026, the Planning Commission reviewed the draft Housing Element and provided feedback.

Analysis:
The attached draft was prepared to follow the Commerce guidance for this analysis. The policy analysis was incorporated into the (previously reviewed) draft Housing Element goals and policies to support improved housing equity. Along with requirements to analyze housing availability by income band, the updated goals and policies seek to provide opportunities for more affordable rental and ownership housing to increase accessibility for impacted racial and ethnic groups as well as lower income community members more broadly.

Financial Impact:

None.

Budget Adjustment: No

Attachments:

1. RDI Memo draft_formatted_PCreviewdraft5.6.26

Racially Disparate Impacts Memo

Introduction

Passed in 2021, House Bill 1220 requires that local governments plan for housing for all income levels and assess the racially disparate impacts of housing policies. The Washington State Department of Commerce identifies racially disparate impacts as occurring when policies, practices, rules or other systems result in a disproportionate impact on one or more racial groups.

In addition, this report considers displacement risk and housing exclusion.

Following the Washington State Department of Commerce guidance, the City has engaged in the following steps for this analysis.

1. Engage the Community -
City staff have engaged Affordable Housing and Access, Advocacy, Equity and Engagement Commission members and community volunteers to advise on the following review, including planning outreach to key organizations and the public and reviewing this draft.
2. Gather and Analyze Data -
Much of the data analyzed below is from the US Census Bureau's American Community Survey (ACS) data. The US Department of Housing and Urban Development (HUD) further analyzes the previous year's ACS data to create the Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data below is based on ACS data through 2022 and was released by HUD in 2025.
3. Evaluate Policies -
The Policy Evaluation section below reviews Housing Element goals and policies from the 2037 Ellensburg Comprehensive Plan adopted in 2017.
4. Revise Policies -
Revised housing goals and policies can be found in Chapter 4, the Housing Element of the 2046 Comprehensive Plan for adoption in 2026.
5. Review and Update Regulations -
Regulations will be updated and adopted with the Comprehensive Plan. Areas that require longer term efforts or review will be identified in the Housing Element goals and policies.

Key Findings

- The City of Ellensburg has become more diverse in recent years and is slightly more diverse than Kittitas County.
- Ellensburg has a shortage of affordable housing units compared to low income populations, resulting in approximately 40% of households being cost burdened.

- Renters have much higher rates of cost burden than homeowners. While 62% of all Ellensburg residents rent their homes; only 60% of white residents are renters; 68% of Hispanic and Latino populations (of any race) rent and 70% to 100% of other racial groups rent homes in Ellensburg rent homes. Increasing lower cost homeownership options could support housing equity.
- Black or African American populations in Ellensburg are particularly cost burdened.
- Most of the city shows either high displacement risk or recent market and demographic change suggesting recent displacement; many renters and homeowners report experiencing displacement or fear of displacement due to housing and related costs.
- Housing goals, policies and programs show opportunities for adjusting language and focus to support more equitable housing outcomes.

Historical Context

Historically, Ellensburg has been, and still is, a multicultural community composed of a broad range of people and families, with many stories and experiences that have yet to be discovered or shared.

Kittitas Valley has always been, and continues to be, sacred to Native people. Traditionally, the Pshwanapum lived in the Kittitas Valley as a sub-band of the larger political and extended family networks of the Yakama tribes and bands. The Pshwanapum members were also referred to as the K'titas ("Kittitas") band, and they moved seasonally throughout the valley and nearby mountains to harvest roots, salmon, berries, game, and medicines. Several other tribal nations including Kiala, Tatxanixsha, Yumi'sh, and Che-lo-han, would hunt and trade in this area as well. Many descendants of these tribes continue to live throughout the 1855 Treaty Territory of the Yakamas.

Many early European settlers were of Norwegian and Danish ancestry and area roads retain the names of their families and farms. Historical records show significant Chinese, Japanese and African American populations, as well as Jewish families and civic leaders, in different eras of Ellensburg's history.

The first known settler of African American decent arrived in Ellensburg in 1886. Censuses dating from 1900-1950 show dozens of African American households in the City, including homeowners, beginning with the 1920 census. An African Methodist Episcopal Church was established in 1908 at 404 South Main Street, and many Black individuals played on local baseball teams as well.

Sources such as Sanborn Fire Insurance Maps have shown that Ellensburg used to have a "China Town," and "Chinese Laundries" appear to have existed throughout town (Sanborn Map 1888). Chinese populations and businesses were centered around 1st Ave and 3rd Ave. Nationally, Chinese communities were denied the opportunity to become citizens by the Chinese Exclusion Act, which was in force from 1882 through 1943. In 1889, the City passed an ordinance limiting Chinese washhouses and other businesses based on nuisance claims. Evidence of the subsequent notice to vacate refers to building fire risk. Historical records indicate fires damaging Chinese businesses and residences.

A Japanese community also resided and operated businesses in the downtown along Water and Main streets. Following the bombing of Pearl Harbor in 1941 and the US's entry into World War II, Enemy



Alien Act was invoked, and Japanese families were removed from communities across the western US, including the Geddis building hotel at 4th Avenue and Pearl Street.

While communities have often concentrated residences or businesses in areas of the community, there is limited local evidence of formal housing exclusion. The Racially Restrictive Covenants Project of Washington has identified one racially restrictive covenant applied to a property in Ellensburg. Intimidation or discrimination of many of these racial and ethnic groups are documented, as are examples of inclusive community events and rebuilding.

Downtown fires have recurred through Ellensburg's history, often displacing downtown residents. Some households who lost belongings and businesses in these fires chose to make fresh starts elsewhere after these experiences. Repeated fires also reduced and nearly eliminated boarding house style lodging, which was an affordable option for people newly arriving in Ellensburg.

The great fire of 1889 destroyed 10 downtown blocks and about 200 homes, some of which were combined with residents' businesses. In 1926, the Produce Row fire destroyed areas between 1st and 3rd Avenues west of Main Street. This fire also destroyed evidence of some African American residences along 3rd Ave.

In 1928, the Warehouse District fire also destroyed some lower income housing and businesses. Fires in 1952, 1968, 1980 and 1986 also affected downtown housing options in various buildings, displacing residents, particularly those inhabiting single room occupancy style lodging and apartments.

Today, residents seeking more affordable housing options include some CWU students and the areas where students reside reflect the greater diversity of the campus community. Ellensburg remains a majority renter community with significant cost burden challenges.

Addressing Racially Disparate Impacts

Demographic Change

Between 2019 and 2024, Ellensburg became slightly more diverse. The City is also slightly more diverse than surrounding Kittitas County. Ellensburg and Kittitas County both saw declines in Native Hawaiian and Pacific Islander and American Indian and Alaska Native populations, while seeing significant increases in residents identifying as two or more races and a smaller increase in the Hispanic or Latino population.

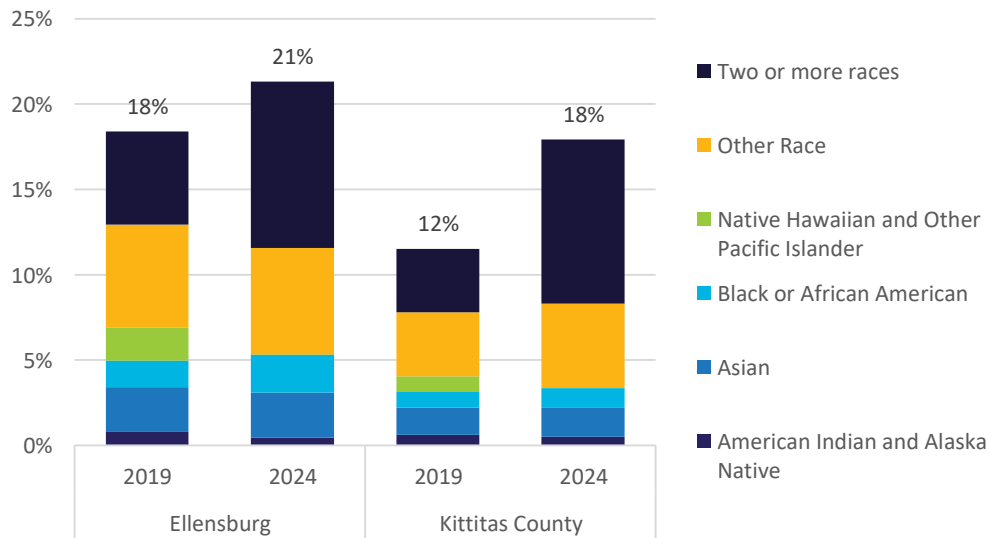


Table 1. Change in Population by Race/Ethnicity in Ellensburg and Kittitas County in 2019 and 2024

	Ellensburg			Kittitas County		
	2019	2024	Change	2019	2024	Change
American Indian and Alaska Native	169	94	(75)	285	237	(48)
Asian	520	551	31	729	813	84
Black or African American	312	466	154	443	532	89
Hispanic or Latino (any race)	2,190	2,674	484	4,045	4,974	929
Native Hawaiian and Other Pacific Islander	394	2	(392)	401	25	(376)
Other Race	1,213	1,300	87	1,726	2,308	582
Two or more races	1,099	2,037	938	1,702	4,536	2,834
White	16,460	16,424	(36)	40,611	38,721	(1,890)
Total Population	20,167	20,874	707	45,897	47,172	1,275

Source: American Community Survey (ACS) 5-year Estimates (2019-2024) DP04

Figure 1. Non-White Population by Race/Ethnicity in Ellensburg and Kittitas County



Source: American Community Survey (ACS) 5-year Estimates (2019-2024), DP04

Income and Cost Burden

According to the U.S. Department of Housing and Urban Development (HUD), a household is cost burdened if it spends more than 30 percent of its gross income on housing costs (rent or mortgage and basic utilities). If a household spends more than 50 of its income on basic housing costs, it is considered severely cost burdened.



Of the nearly 8,300 households in Ellensburg, more than 2,800 renter households (55% of renter households) are cost burdened, of which nearly 1,900 (36% of renter households) are severely cost burdened. Within owner households, 360 are cost burdened (11% of owner households) and under 250 severely cost burdened (7.8%) indicating a significant divide in affordability between renters and owners.

All Black or African American households in the latest data were severely cost burdened renters, a significant difference from other racial or ethnic groups. The cost burden among Hispanic or Latino households was slightly higher than among White households (both renters and homeowners) while cost burdens for Asian households were slightly lower than other racial and ethnic groups.

There are also racial divides in income distribution, with much higher percentages of Black or African American and American Indian or Alaska Native populations with extremely low incomes compared to other racial groups. More Asian, Pacific Islander and White households are represented in the above median income categories than other racial and ethnic groups. In this analysis, the “not reported category” is significant and the relatively low household numbers, as well as the changing racial makeup, can yield significant changes in percentage distributions.

Data from the Comprehensive Housing Affordability Strategy (CHAS) dataset is the best available to analyze racially disparate impact information, but for small population totals, the margin of error relative to the data can be significant. For all household figures in Table 2, the margin of error is 20 households or greater, meaning any figures below this threshold, including all blanks, are within the margin of error. Percentage figures derived from these household totals in Figure 2, including 0% and 100% figures in the following tables and analyses are unlikely to be fully accurate. Several household figures and percentages in Table 3 are also within the dataset’s margin of error.



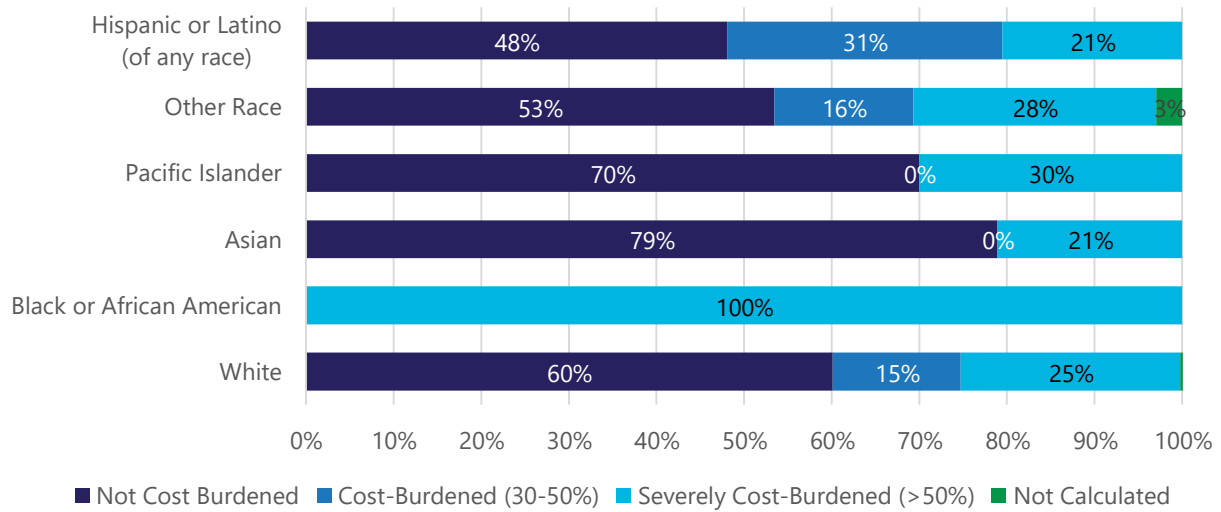
Table 2. Number of Households by Race and Cost Burden (2022)

	White	Black or African American	Asian	American Indian or Alaska Native	Pacific Islander	Other Race	Hispanic or Latino (of any race)	Total
Owner Households								
Not Cost Burdened	2,245	-	20	20	-	95	165	2,545
Total Cost-Burdened	485	-	-	-	-	30	90	605
Cost-Burdened (30-50%)	270	-	-	-	-	-	90	360
Severely Cost-Burdened (>50%)	215	-	-	-	-	30	-	245
Not Calculated	-	-	-	-	-	-	-	-
Owner Household Total	2,725	-	20	20	-	125	250	3,140
Renter Households								
Not Cost Burdened	1,815	-	55	10	35	175	210	2,300
Total Cost-Burdened	2,195	75	20	35	15	190	315	2,845
Cost-Burdened (30-50%)	720	-	-	15	-	80	155	970
Severely Cost-Burdened (>50%)	1,475	75	20	20	15	110	160	1,875
Not Calculated	20	-	-	-	-	15	-	35
Renter Household Total	4,030	75	75	45	50	380	530	5,185
Combined Total Households	6,755	75	95	65	50	505	780	8,325

Source: US HUD, 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023



Figure 2. Percent of Households Experiencing Cost Burden



Source: US HUD, 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)



Table 3. Households by Income and Race

	American Indian or Alaska Native	Asian	Black or African American	Hispanic or Latino (of any race)	Pacific Islander	White	Not Reported*	All
Number of households								
Extremely Low-Income (≤30% AMI)	35	20	75	130	-	1,265	165	1,690
Very Low-Income (30-50%)	-	4	-	75	15	1,090	11	1,195
Low-Income (50-80%)	-	30	-	245	-	1,190	170	1,635
Moderate Income (80-100%)	20	-	-	155	10	390	10	585
Above Median Income (>100%)	10	40	-	169	25	2,820	156	3,220
Total for published estimates	65	94	75	774	50	6,755	512	8,325
Percentage of households								
Extremely Low-Income (≤30% AMI)	54%	21%	100%	17%	0%	19%	32%	
Very Low-Income (30-50%)	0%	4%	0%	10%	30%	16%	2%	
Low-Income (50-80%)	0%	32%	0%	32%	0%	18%	33%	
Moderate Income (80-100%)	31%	0%	0%	20%	20%	6%	2%	
Above Median Income (>100%)	15%	43%	0%	22%	50%	42%	30%	

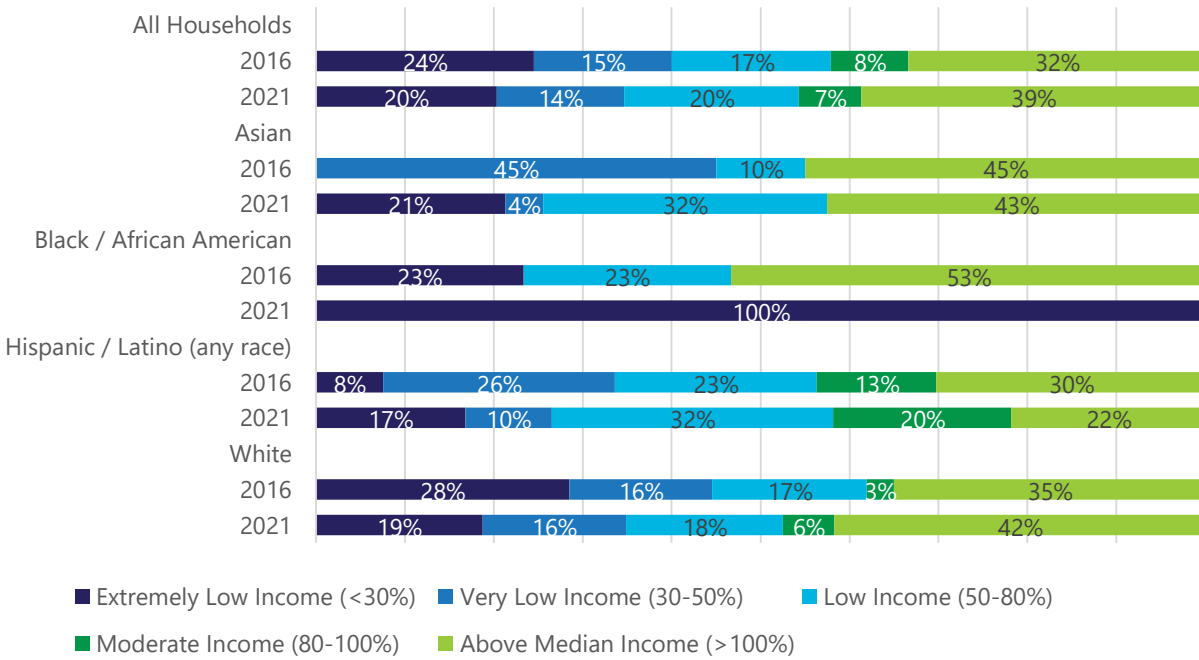
Sources: US HUD, 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Comparing income distribution between 2016 and 2021 by racial and ethnic groups, incomes increased on average for White households, whereas Black or African American households had the highest percentage of above median income households in 2016 and were exclusively extremely low income as of 2021. Asian households saw an increase from zero to 21% extremely low income and Hispanic / Latino households had increases in extremely low income and moderate income categories and declines in households in higher income brackets.

A majority of all racial and ethnic groups are renters in Ellensburg. White households have the highest percentage of homeownership (40%), followed by Hispanic or Latino households of any race (32%) and American Indian or Alaska Native households (31%). All Pacific Islander and Black or African American households are renters in US Census data.

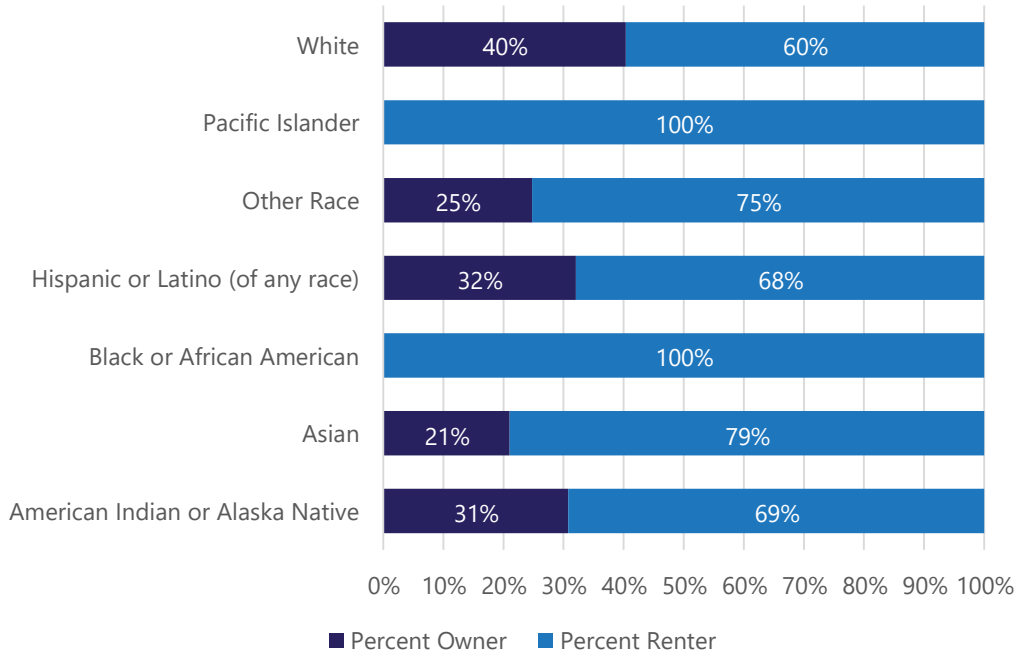


Figure 3. Households by Income and Race 2016 & 2021



Sources: US HUD, 2013-2017 & 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) Table 1

Figure 4. Owner and renter households by racial group



Source: US HUD, 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

As shown in figure 5, Ellensburg has limited rental units affordable to households with incomes below 30% AMI, a deficit of 910 units compared to households. By contrast, 1,830 more rental units are available affordable to households 50-80% AMI than the number of households at this income level. The mismatch of unit affordability to incomes means that lower income households may need to rent units that are not affordable to them, resulting in cost burdened renters.

Figure 5. Renter Households by Income vs. Rental Unit Affordability



Sources: Sources: US HUD, 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) (Table 8) & US HUD, 2018-2022 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C)

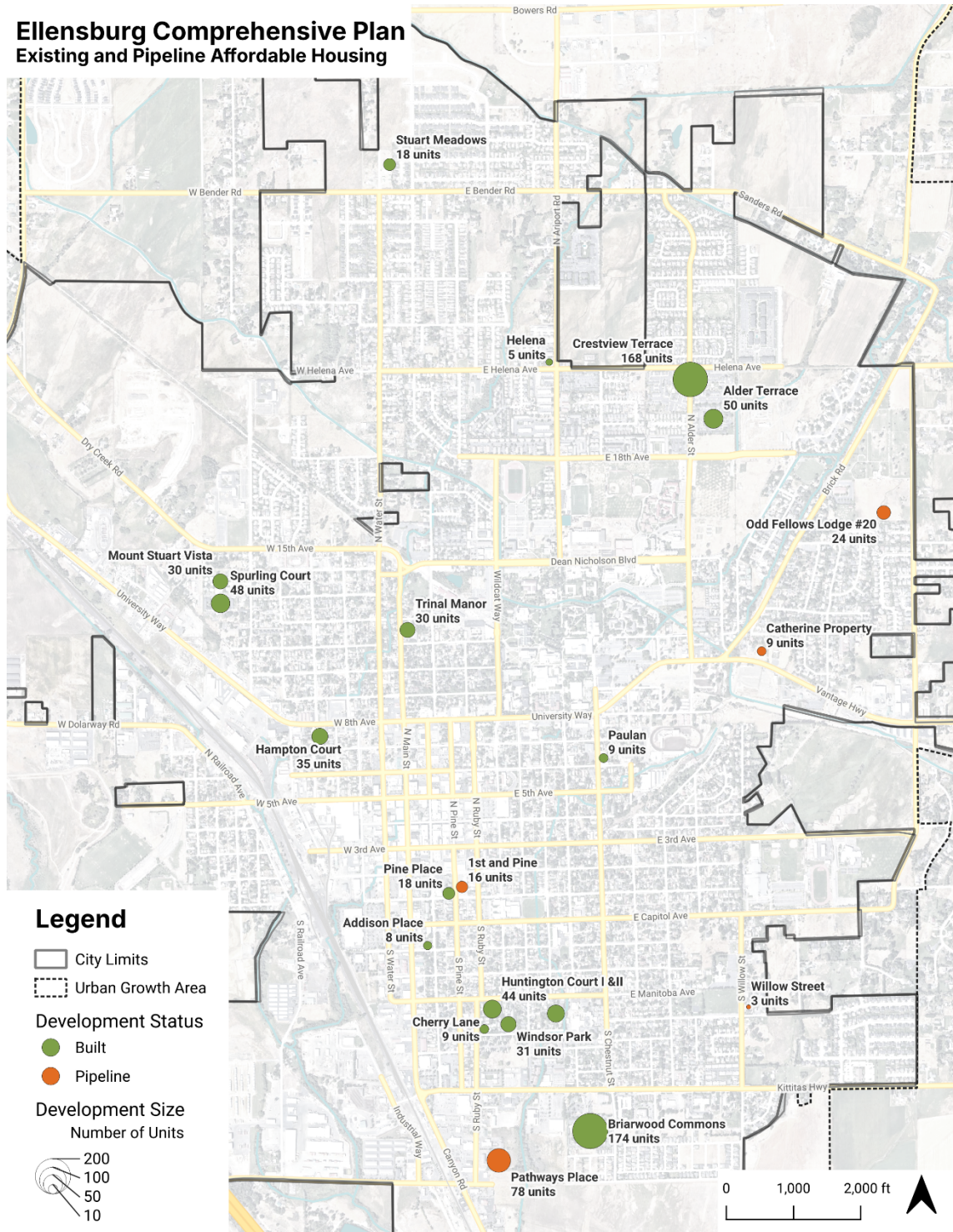
From 2016 through February 2026, the Washington Center for Human Rights received housing discrimination complaints from five Ellensburg households. All five discrimination complaints were made on the basis of disability and three included a service or emotional support animal basis in addition. Three complaints have been closed; two identifying no reasonable cause and a third based on lack of cooperation from the complainant. Two cases, both including animals, remain open.

Exclusion in Housing

Subsidized housing is distributed across the City of Ellensburg. Rental units are owned and operated by several companies and nonprofit organizations. Several homeownership developments exist and pipeline rental and homeownership properties are under development.



Figure 6. Map of Income-Restricted Affordable Housing



Sources: Property owners, City of Ellensburg



Displacement & Displacement Risk

In 2022, Shady Acres manufactured home park closed in the City of Ellensburg, displacing residents. Since then, two other manufactured home parks have sold to new owners, yielding increased lot rents for some residents.

Of the 699 subsidized rental units in the City, none have subsidies expected to expire within the next six years. Within 20 years, however, 224 units that have private ownership have expiring subsidies. In 2024, an acquisition rehabilitation project recapitalized and extended the subsidy expiration for 168 units at the Crestview Terrace property.

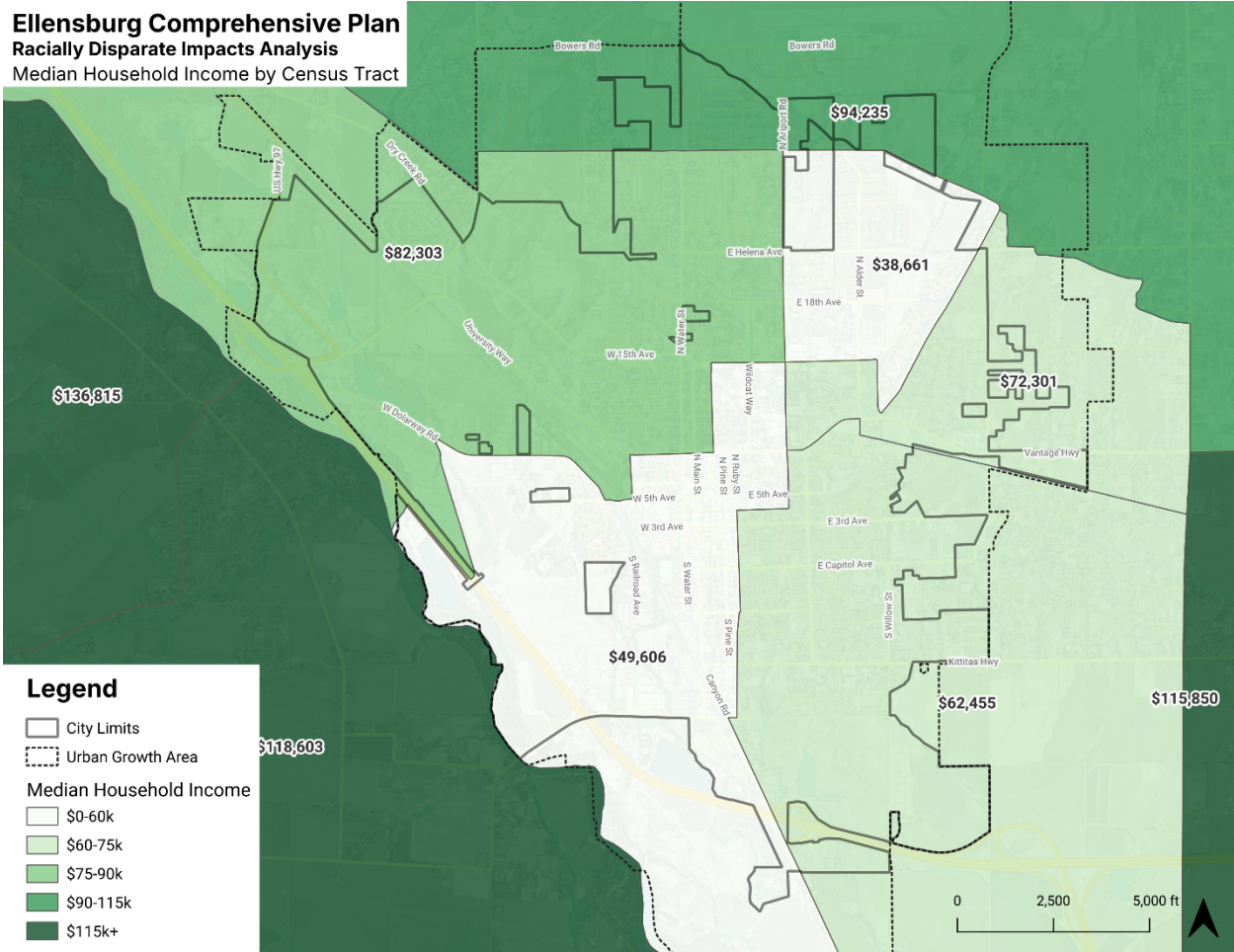
Several income-restricted properties are supported through project-based vouchers. An additional 30 households across Kittitas County receive housing choice vouchers for use with other landlords.

The following analyses of displacement risk are analyzed based on census tract. Census tracts do not align with city or urban growth area boundaries.

As shown in figure 7, incomes in Ellensburg are lower than surrounding areas of Kittitas County and vary significantly within the City. Areas that have lower incomes can be more susceptible to displacement risks. Incomes within the City of Ellensburg also reflect distribution of student housing.



Figure 7. Median Income by Census Tract

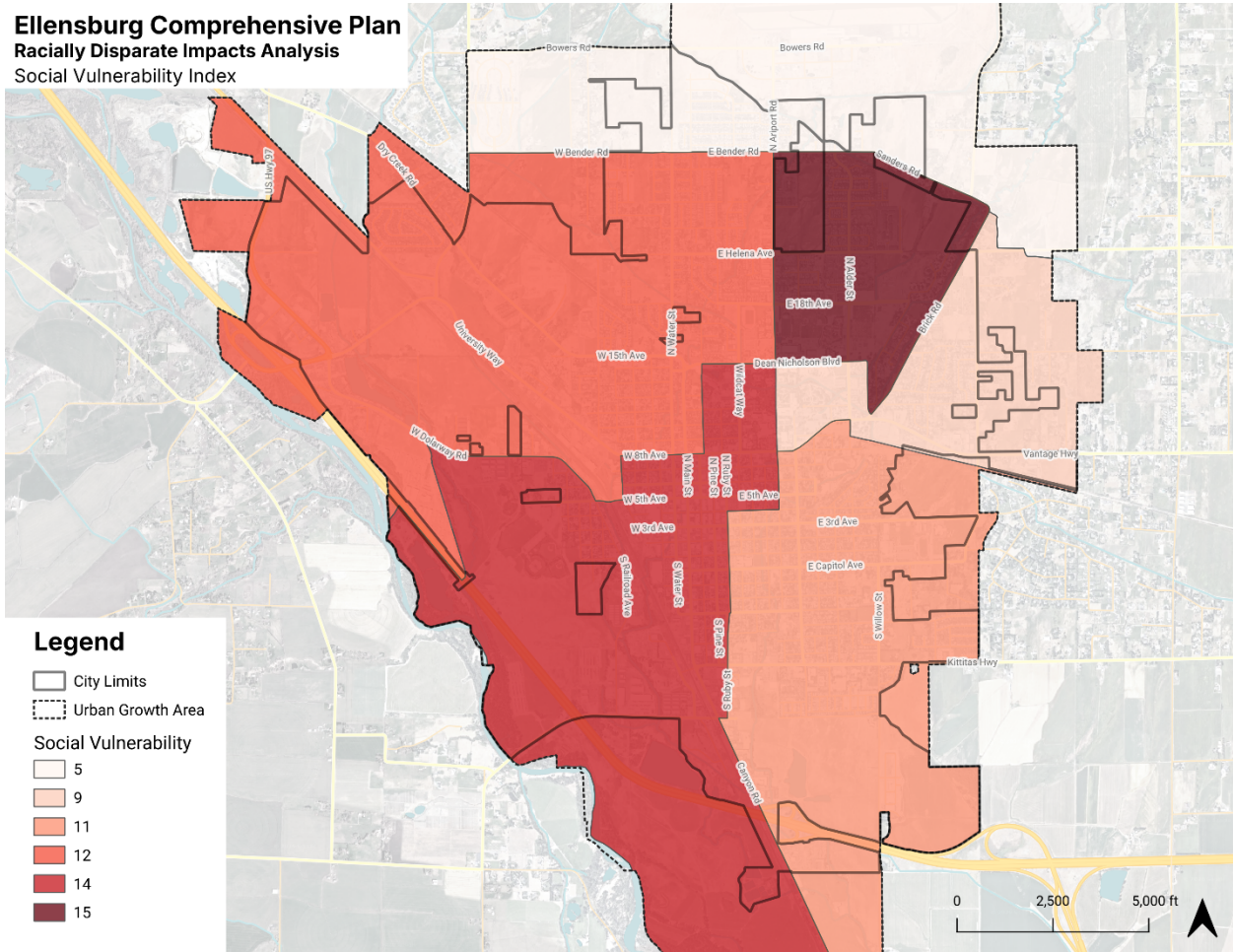


Source: American Community Survey (ACS) 5-year Estimates (2019-2024) Table S2503

Figure 8 shows social vulnerability scores based on Washington Department of Commerce Data. Scores are based on a composite of: (1) the Black, Indigenous or People of Color (BIPOC) population percentage by the total population as of 2020, (2) the renter share of the population as of 2021, and the median household income, yielding a score between 3 and 15. Four of Ellensburg’s Census Tracts score 11 or higher, classified as high social vulnerability on this index. Higher social vulnerability scores can indicate higher displacement risk.



Figure 8. Social Vulnerability Index by Census Tract

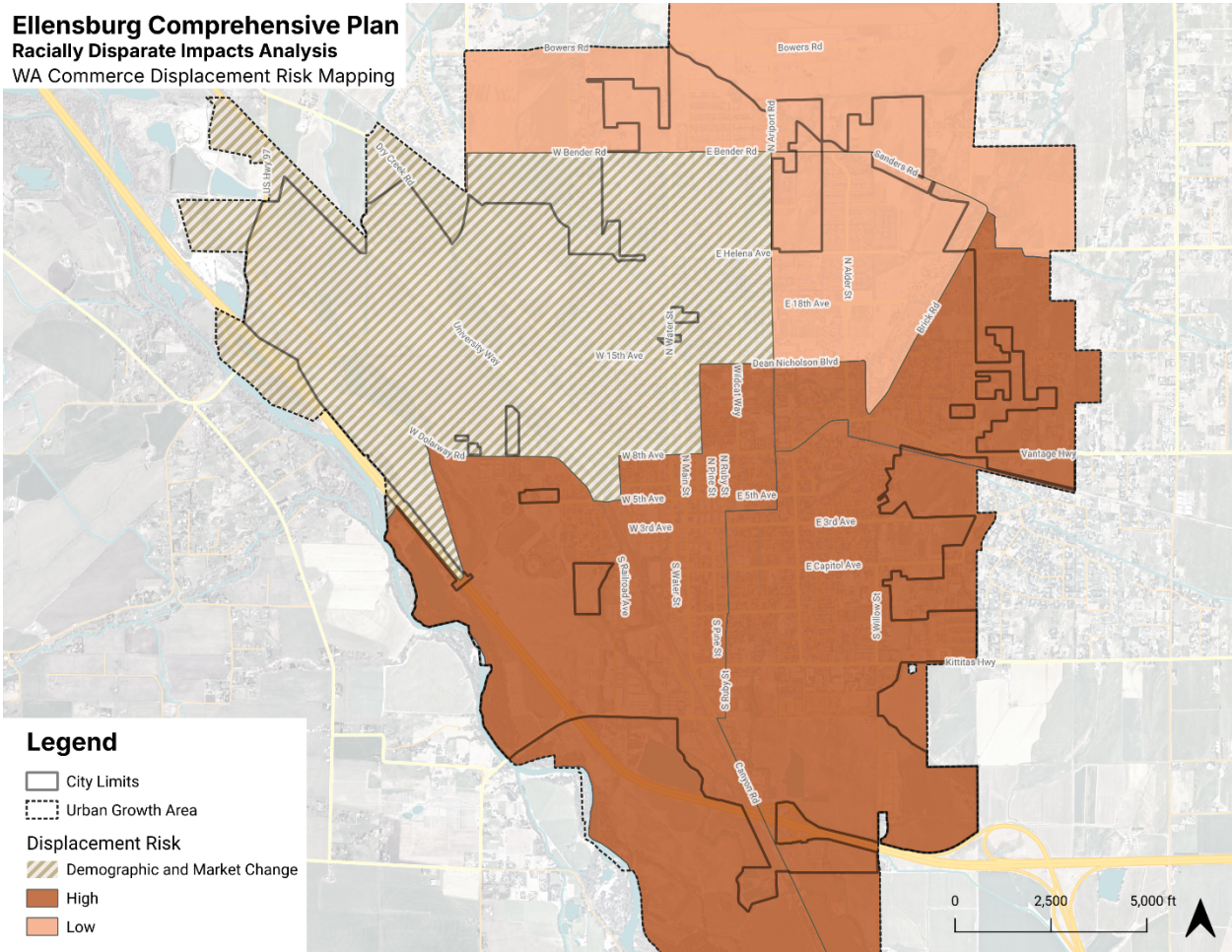


Source: Washington Department of Commerce, based on American Community Survey, 2017-2021 5-year estimates, Table B25003, U.S. Decennial Census, 2020 and American Community Survey, 2017-2021 5-year estimates, Table B19013

The Washington Department of Commerce combines social vulnerability scoring with demographic changes and market trends to identify displacement risk by census tract. Three tracts are categorized as high risk, two low risk (one of which only has 15% of its population in the City) and one as demographic and market change, indicating that displacement may have already occurred based on appreciated market trends and gentrification indicators. The mapped results for Ellensburg are shown in figure 9.



Figure 9. Displacement Risk Mapping



Source: Washington Department of Commerce

Possible policy responses to displacement risk include measures to support current residents, including tenants and manufactured homeowners, supporting initiatives that would expand homeownership opportunities to lower income residents, and encouraging housing production to reduce market-based displacement pressures.

The housing element, land use element and adequate provisions checklist include additional detail on City policies, programs and actions to support the development of additional housing.

In a survey of current residents, approximately 42% of homeowners and 55% of renters replied they have had to move or are concerned they will have to move due to housing and related costs.



Policy Evaluation

Ellensburg’s housing policies require updates in response to the above analysis. In general, policies that favor the development of multifamily housing and lower cost housing can benefit cost burdened communities.

Based on Washington State Department of Commerce guidance, the below policy evaluation framework is used to evaluate the existing Goals and Policies from the 2037 Ellensburg Comprehensive Plan adopted in 2017.

Table 4. Commerce Policy Evaluation Framework

Criteria	Evaluation
The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.	S Supportive
The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.	A Approaching
The policy may challenge the jurisdiction’s ability to meet the identified housing needs. The policy’s benefits and burdens should be reviewed to optimize the ability to meet the policy’s objectives while improving the equitable distribution of benefits and burdens imposed by the policy.	C Challenging
The policy does not impact the jurisdiction’s ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement or exclusion.	NA Not applicable

Source: Washington State Department of Commerce

Table 5. Housing Goals and Policies Racially Disparate Impact Review

Number	Goal/Policy/Program Text	Equity Assessment	Why	Notes / Changes
Goal H-1	Preserve, protect, and strengthen the vitality and stability of existing neighborhoods.	Challenging	Protecting and preserving existing neighborhoods can exclude new housing types and residents.	Strengthening neighborhood vitality can include new housing types.
Policy A	Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.	Challenging	“Appropriate” housing choices are subjective; increasing housing choice can help create more heterogeneous communities.	Opportunity to emphasize range of housing types and choices
Program 1	Integrate new development, with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.	Supportive	Allows for needed new development complementing existing development with transitions where needed	
Program 2	Encourage infill development on vacant and underused sites.	Supportive	Infill can be lower cost and contribute to neighborhood vitality.	



Number	Goal/Policy/Program Text	Equity Assessment	Why	Notes / Changes
Policy B	Establish additional logical access routes outside of the existing street system for bicycle and pedestrian traffic.	Not Applicable	Not a housing goal	Consider in transportation
Program 1	Identify trail easements and develop an effective maintenance strategy.	Not Applicable	Not a housing goal	Consider in transportation
Policy C	Protect and connect residential neighborhoods so they retain identity and character and provide amenities that enhance quality of life.	Challenging	Neighborhood character can be exclusionary; connecting residential neighborhoods can support equity.	Reword to emphasize connection and enhance quality of life for all residents.
Program 1	Encourage housing opportunities in mixed residential/commercial settings throughout the city.	Supportive	Mixed use zones can accommodate lower cost, denser housing.	
Program 2	Provide increased residential density and improve infrastructure along arterials and transit routes through redevelopment and retrofitting, such as sidewalks and stormwater treatment.	Approaching	Infrastructure improvements are beyond housing focus; increased density opportunities can support housing choices and equity goals.	Clarify wording to emphasize what the City can do (zoning not construction); consider capital improvement needs in the appropriate chapter.
Program 3	Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.	Challenging	While uses may benefit from separation, requiring landscaping of only moderate and higher density residential has contributed to under production and affected housing costs and equity.	Revise to focus on objective standards and separation of residential and other types of use rather than between similar residential intensities
Policy D	Promote sense of place in neighborhoods.	Supportive		
Program 1	Promote high quality design that is compatible with the overall style and character of established neighborhoods.	Challenging	Unclear standard, emphasis on established neighborhood character may exclude new residents/housing types and does not support equity.	Remove



Number	Goal/Policy/Program Text	Equity Assessment	Why	Notes / Changes
Program 2	Support the preservation of Ellensburg's historically-significant housing through the City's historic preservation program, which maintains a list of historic properties and districts, and provides education and incentives.	Not Applicable	Does not directly affect equity	
Program 3	Encourage the use of long-lived, low-maintenance building materials; high efficiency energy systems; and low impact development techniques that reduce housing life-cycle costs and provide better environmental performance.	Approaching	Emphasis on sustainability seeks to lower lifetime costs but upfront investments may be challenging.	Revise to defer to building and energy codes where possible. Avoid additional costly requirements.
Program 4	Foster innovative housing and mixtures of housing types that preserve natural resources and consolidate open space.			
Goal H-2	Allow and encourage a variety of housing types and densities to meet housing needs of all economic segments of the community.	Supportive	Directly contributes to addressing needs of lower income populations including residents of color.	
Policy A	Review the Land Development Code to allow for a wider variety of housing types.	Supportive	Indirectly contributes to equity by increasing housing choice, neighborhood heterogeneity and potentially new ownership opportunities.	
Program 1	Review barriers to the development of denser housing types such as duplexes, townhomes, and accessory dwelling units (ADUs).	Supportive	Duplexes, townhomes and ADUs may offer lower cost opportunities for homeownership, which may increase accessibility for households of color.	
Policy B	Encourage residential development in commercial and mixed use zones, especially those within proximity to transit.	Approaching	Supports more dense housing types and connectivity.	May also support climate resilience
Program 1	Expand the Multifamily Tax Exemption (MFTE) program beyond the downtown area to encourage multifamily housing in other areas where it is needed.	Supportive	Indirectly contributes to equity by incentivizing multifamily and affordable housing.	MFTE program includes anti-displacement provisions.
Program 2	Evaluate, review, revise, and publicize the density bonus incentive program.	Supportive	Indirectly contributes to equity by supporting housing choice.	Potential bonus value may need reevaluation based on proposed zoning changes.



Number	Goal/Policy/Program Text	Equity Assessment	Why	Notes / Changes
Program 3	Work with Central Washington University and private developers to support on campus housing for students and in transit-served mixed residential/commercial settings throughout the city.	Approaching	Students are among cost burdened populations and populations of color; addressing their specific needs can indirectly support equity.	Considering specific actions could clarify potential effect.
Policy C	Consider housing cost and supply implications of proposed regulations and procedures.	Approaching	Does not directly affect equity, but this analysis could be helpful for actions that support housing choice and affordability.	
Program 1	Consider reducing parking requirements for mixed-use housing developments and affordable housing developments in close proximity to jobs and transit.	Supportive	Indirectly contributes to equity by supporting housing affordability and housing choice, with the opportunity to reduce cost burdens.	
Policy D	Create and preserve ADA accessible and affordable housing opportunities locally and with a regional perspective.	Supportive	Planning for and addressing accessibility needs in the housing stock contributed to housing equity.	
Program 1	Promote working partnerships with public, private, non-profit groups, and developers to plan and develop a range of housing choices.	Supportive	Partnership projects to date have emphasized low income residents' needs and coordination enables focus on unmet needs; increasing housing choices can support affordability and homeownership opportunities.	
Program 2	Evaluate other housing affordability programs utilized in other communities that could be incorporated into the Land Development Code.	Approaching	On its own, insufficient to determine equity effect	Specify goals or direction of housing program evaluation to better determine effect.
Program 3	Support the preservation, maintenance, and improvements of older/historic housing and assistance to low income households who want to stay in their homes.	Supportive	Addresses displacement risk for low income households	Include support for retention of naturally occurring affordable housing



Number	Goal/Policy/Program Text	Equity Assessment	Why	Notes / Changes
Program 4	Foster innovative housing and mixtures of housing types that preserve natural resources and consolidate open space.	Approaching	Unclear actions or effects from this program	Specify actions under this program to evaluate equity impact
Policy E	Identify potential properties to allow for emergency housing, emergency shelter and permanent supportive housing	Approaching	Meeting needs of highly vulnerable community members contributes to housing equity as part of the housing continuum; many steps between initial review and meeting needs	
Program 1	Develop a conditional use provision in the permitted use table in the land development code allowing for emergency housing, shelters, and permanent supportive housing in appropriate zones	Challenging	These uses are required to be permitted outright in some zones; may be conditional in others; appropriate is subjective	Ellensburg City Code has been revised to permit supportive housing types outright in some zones consistent with Commerce guidance; some additional zones permit as conditional uses
Goal H-3	Encourage and support a variety of housing opportunities for older adults and people with disabilities.	Approaching	Targets assistance based on age rather than racially disparate impacts; addresses housing equity concerns for targeted groups	Add other types of housing special needs to make this goal more inclusive
Policy A	Collaborate with other jurisdictions, organizations, and private developers to meet special housing needs that address a broad spectrum of solutions.	Supportive	Partnerships can address varied and developing needs	
Program 1	Promote accessible and affordable housing in areas that are close to services and the rest of the community.	Supportive	Proximity to services can help lower costs and integrate affordable housing developments	
Program 2	Coordinate with local organizations and agencies to provide sufficient and affordable home maintenance and support services.	Supportive	Home maintenance and support can help address displacement risk.	



Number	Goal/Policy/Program Text	Equity Assessment	Why	Notes / Changes
Program 3	Promote the use of universal design principles for new development or redevelopment housing projects.	Approaching	Not specific to disparate impacts but can assist a with a variety of housing needs.	

