

detached houses. Reflecting this relationship between consumer cohorts and housing needs, the future optimal housing mix in western Klickitat County would be composed of about 60 percent detached single-family housing, 30 percent townhomes or multifamily low-rise housing units, and 10 percent mobile/manufactured homes. In White Salmon, the optimal mix would be 59 percent detached single-family housing, 33 percent townhomes or multifamily low-rise housing units, and 8 percent mobile/manufactured homes or cottage housing.

Table 14. Projected Housing 20- to 30-Year Demand in White Salmon Area

Housing Demand Forecast	Detached Homes	Mobile MFG Homes & Cottages	Townhomes/ Plexes/ ADU/MFL	Total
West County				
White Salmon	602	80	338	1,109
Bingen	114	19	57	189
Husum/Trout Lake	49	20	0	69
Lyle	34	14	4	53
Subtotal West	799	133	399	1,420
Total Klickitat County				
Residential Demand (Dwelling Units)	1,476	226	557	2,259

Source: based on market trends

Source: *Urbanization Study*, May 2020. FCS GROUP. Appendix B.

Goals and Policies²²

The following goals and policies reflect the long-term outcomes and supporting actions for the City of White Salmon’s vision for housing, based on the 2019 community visioning process and the 2020 Urbanization Study. Goals and policies are presented for three housing topic areas.

- Affordability and Diversity – focuses on affordability of housing citywide and development of diverse, quality housing stock
- Design and Neighborhoods – focuses on residential development that supports the quality of life and small-town character of White Salmon
- Partnerships and Education – focuses on establishing a network of partners to ensure housing needs are met

²² All goals and policies are of equal value and are numbered for reference purposes only.

Affordability and Diversity Goal

GOAL H-1: Establish, support and maintain a diverse stock of housing that serves the full range of ages, incomes and household types, including long-term renters and people with special needs.

Policy H-1.1: Review and update land use and zoning regulations to remove unnecessary barriers to the development of attainable housing stock. The 2020 Urbanization Study contains policy recommendations that can be used as guidance for revising the code. Consider providing appropriate incentives and bonuses for high-density residential development, such as townhomes, apartments, and other multifamily housing and affordable housing products, such as income-restricted units, single-resident occupancy units, and employee housing.

Policy H-1.2: Use and encourage innovative land use planning tools and strategies that result in the development of “workforce housing,” attainable for households earning between 80 to 120 percent of White Salmon median household income. This can, in part, be achieved by supporting common-sense housing solutions, including gradual increases in housing density. This policy encourages the development of the following types of housing.

- Cottage housing and other smaller homes (less than 1,000 square feet), which are more affordable to construct and can be built as infill on existing home lots or on smaller lots
- Low-rise mixed-use buildings with complementary commercial components
- Accessory dwelling units, especially in established neighborhoods
- “Live-work” spaces that support economic development through the allowance of home occupations, artisan/artist spaces, and craft manufacturing or light industry
- Housing for people with special needs, preferably within walking distance to public transportation, shopping, employment opportunities, medical facilities, schools, and other essential services
- Adaptive reuse of preexisting, older or historic structures
- Infill development near the downtown and hospital areas

Policy H-1.3: Recognize mobile homes/manufactured homes as a necessary, dignified, and functional attainable housing solution. Support the continued existence of this attainable housing option through the designation of land for mobile home/manufactured home parks that prevent the development of single-family, stick-built homes.

Policy H-1.4: Lead local community outreach efforts to explore appropriate strategies that preserve long-term affordability of housing for both renters and homeowners, including, but not limited to, the following.

- Vacation/short-term rental restrictions
- Public/private partnerships
- Public/housing authority acquisitions programs
- Long-term affordability agreements with developers or property owners
- Inclusionary housing policies, which require developers to sell or rent a certain number of new units to lower-income residents in exchange for incentives, such as tax abatements, or flexible development code standards, such as density increases

Policy H-1.5: Promote and support the rehabilitation/renovation of existing, substandard housing.

Design and Neighborhoods Goal

GOAL H-2: Establish, support, and maintain defined neighborhoods with homes that meet development code standards and enhance the quality of life for city residents.

Policy H-2.1: Establish development and design standards to help protect White Salmon’s small-town feel and other aspects of community character, including site and building design. Consider standards that respond to and enhance the various viewsheds and unique topography of the area.

Policy H-2.2: Ensure residential development adds to the network of green spaces and minimizes negative impacts on surrounding uses by

- Establishing and maintaining a robust, healthy, and diverse tree canopy in residential neighborhoods.
- Encouraging the enhancement of multifamily and mixed-use properties through native landscaping and plantings that provide interest through all seasons of the year.

Policy H-2.3: Incorporate pedestrian and bicycle paths into residential site design to connect neighborhoods to each other, to adjacent commercial areas, and to the larger pedestrian and bicycle network.

Policy H-2.4: Require all residential developments to construct streets, associated pedestrian infrastructure and street lighting to City standards. Encourage the use of low impact development strategies, such as stormwater gardens, narrow streets, and native plant conservation, to promote minimal impervious surfaces and minimize runoff in residential areas.

Policy H-2.5: Promote safety and enhance the quality of life in existing and new residential neighborhoods by encouraging the implementation of “slow-and-safe” neighborhood street design features. These features should consider strategies that encourage slow-driving speeds, low-traffic volumes, shared-street behavior among users, narrow lanes where appropriate, and other elements that enhance pedestrian and bicycle networks within residential areas.

Policy H-2.6: Preserve existing neighborhood design and the village feel of White Salmon as the city accommodates new housing construction and existing neighborhoods absorb additional density through protection of the architectural and urban design characteristics that are essential to White Salmon’s identity.

Partnerships and Education Goal

GOAL H-3: Invest in local and regional partnerships for education and data collection to ensure supportive policies and structures are in place that promote housing affordability.

Policy H-3.1: Provide contact information for, encourage, and support organizations, groups, and programs that provide homeownership education, technical and financial assistance, and facilities to populations with special needs so that they can remain and thrive in the community. Develop an implementation plan in coordination with housing partners that supports specific strategies, such as

- Emergency shelter for youth and victims of domestic or other forms of abuse and trafficking.
- Helping first-time or veteran homebuyers navigate purchasing a home.
- Helping to qualify low-income residents to rent housing with vouchers.
- Preventing at-risk or imminently homeless individuals and families from becoming homeless by offering tenant-landlord dispute mediation and emergency financial assistance.
- Assisting people on fixed incomes, people with disabilities, or people that require in-home living assistance construct, maintain, or repair the health and safety features of their homes.
- Providing chronically or long-term homeless individuals and families with essential services coordination.

Policy H-3.2: Maintain a collaborative and productive partnership with the Mid-Columbia and Columbia Gorge Housing Authority, and consider enlisting them as the agency of record to act as the Housing Authority for the City of White Salmon. Build new collaborative partnerships with other local and regional, public and nonprofit housing groups to support efforts that provide attainable housing options in White Salmon.

Policy H-3.3: Continue to collect and evaluate data regarding the state of housing in White Salmon so that the City's response and approach can be tracked, measured, and adjusted over time. Along with studies and plans such as the 2020 Urbanization Study, this data and information should include

- Permit data
- Home sale volumes and prices
- Home values and property tax collected
- Buildable acreage
- Anecdotal evidence of attainability