BOARD OF COUNTY COMMISSIONERS COUNTY OF KITTITAS STATE OF WASHINGTON

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RESOLUTION NO. 2025-078

A Resolution to Formally Adopt the Population and Employment Projections Recommended by the Conference of Governments of Kittitas County

- WHEREAS, Kittitas County opted into the GMA (GMA), RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and
- WHEREAS, Kittitas County is required to update its Comprehensive Plan under the requirements of RCW 36.70A by June 30, 2026; and
- WHEREAS, Employment and population projections are a key element in projecting land use demands and establishing policies for such development in the creation and adoption of the Comprehensive Plan update; and
- WHEREAS, Kittitas County contracted with Kimley & Horn and Associates, Inc. in 2024 to provide an estimate of population projections and land use capacity analysis for the year 2046; and
- WHEREAS, On January 27th, 2025, Kittitas County Community Development Services presented the Office of Financial Management (OFM) 2046 medium population projection for the 2046 planning period to the Kittitas County Board of County Commissioners, to discuss such projections; and
- WHEREAS, On February 18th, 2025, Kimley & Horn and Associates, Inc. & Kittitas County Community Development Services presented such projections to the Kittitas County Conference Of Governments (KCCOG), to discuss such projections; and
- WHEREAS, On March 11th, 2025, Kittitas County Community Development Services presented the Office of Financial Management (OFM) 2046 medium population projection for the 2046 planning period and land capacity method to be used for Cities within Kittitas County's jurisdiction for discussion at a joint Board of County Commissioners and Planning Commission meeting; and
- WHEREAS, On March 19th, 2025, Kittitas County Community Development Services presented the Office of Financial Management (OFM) 2046 medium population projection for the 2046 planning period and employment projections to KCCOG

for their formal review, discussion and recommendation to the Board of County Commissioners.

- WHEREAS, On March 19th, 2025, the Office of Financial Management (OFM) 2046 medium population projection for the 2046 planning period and employment projections were approved by KCCOG for recommendation to the Board of County Commissioners; and
- WHEREAS, On April 15th, 2025, the Office of Financial Management (OFM) 2046 medium population projection for the 2046 planning period and employment projections were presented to the Board of County Commissioners for their formal approval.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY ORDERED, that the attached Office of Financial Management (OFM) 2046 medium population projection for the 2046 planning period and employment projections by jurisdiction shall be adopted as the official projections for the Kittitas County Comprehensive Plan Periodic Update, as provided in Exhibit 1.

ADOPTED this to day of April 2025

BOARD OF COUNTY COMMISSIONERS KIPTITAS COUNTY, WASHINGTON Laura Osiadacz, Chairman

ABSENT

Cory Wright, Vice-Chairman Wachsmith, Commissioner

APPROVED AS TO FORM:

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ATTES

Stephanie Hartung, Deputy Prosecuting Attorney

Kimley »Horn

Population Projection

The Table below presents the OFM 2046 Medium countywide population projection of 60,621. State guidance recommends counties use the OFM Medium projection and adjust as needed using local knowledge and research. The County proposes to adopt the OFM Medium projection for the 2046 planning period. Growth associated with the medium projection is allocated to each community in the last column of the table. These population allocations were determined based off the HAPT spreadsheet results using allocation method C.

Jurisdiction	2020 Census Population Estimate	2046 Population Projection (OFM Medium Projection)	Projected Populatior Increase 2020-2046			
Kittitas County	46,468	60,621	14,153			
Unincorporated Kittitas County*	20,567	27,847	7,280			
Cle Elum	2,157	3,005	848			
Ellensburg	20,797	25,631	4,834			
Kittitas	1,438	1,974	536			
Roslyn	950	1,395	445			
South Cle Elum	559	768	209			

*Includes unincorporated UGAs of each City. Housing allocation table further breaks this down.

Housing Target and Allocations

State law requires counties to use the Housing for All Planning Tool (HAPT) to calculate housing needs. The HAPT offers three methodologies for allocating countywide housing needs to the county and each city. Method C, which allocates housing types affordable to households earning 0-50% of AMI to urban growth areas, is proposed by the County. Allocation methods A and B, developed by Commerce prior to Method C, allocate 0-50% growth to rural and resource land areas. Given 0-50% growth would be associated with multi-family housing and housing near public services, it is not appropriate for rural and resource lands. This emphasizes the need to utilize Method C. The allocation between cities, unincorporated UGAs, and unincorporated rural lands is based on existing housing supply share and adjusted through Method C. The screenshot below and the HAPT spreadsheet shows the countywide housing target of 25,601.

f Sum of user inputs for jurisdiction shares. If below 100%, increase		62.00% Allocation Override: See Actual, Below User Input - % Share of Countywide Housing		↓ Urban area combined % allocation from vser	HOUSING ALLOCATION FROM SELECTED SHARES							
shares. If above 100%, decrease shares					Total Units Permonent Housing Needs by Income Level (% of Area Median Income)							
	Growth. Values must sum to 100%		Future Population (2046)	Allocated (2020-2046)	0-30% Non-PSH PSH		>30-50%	>50-80%	>80-100%	>100-120%	96 >120%	
		User Input	Actual									
Cle Elum	City	5.60	6.75 %	3,005	380	174	52	96	23	18	17	0
	Unincorporated UGA	0.10	0.11 %	46	6	3	1	2	0	0	0	0
Ellensburg	City	441 440	53.54 %	25,631	3,012	1,376	417	757	184	141	137	Ó
	Unincorporated UGA	4.30	5,21 %	3,074	293	134	40	74	18	14	13	0
Kittitas	City	3.00	3.61 %	1,974	203	93	26	51	12	10	9	ú
	Unincerporated UGA	0.10	0.11 %	76	6	3	1	2	0	0	0	0
Reslyn	City	2.10	3.73 %	1,395	210	96	29	53	13	10	9	a
	Unincorporated UGA	0.00	0.00 %	5	0	0	0	0	0	0	0	0
South Cle Flum	CHY	1,30	1.55 %	768	87	40	12	22	5	4	4	0
	Unincorporated UGA	0.10	0.11 %	63	6	3	1	2	0	0	0	0
Unincorporated Rural	Rund	38.00	25.29 %	24,563	1,423	0	0	0	156		116	1,031

Employment Target and Methodology

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Per state guidance, a baseline employment projection methodology should use a consistent jobs-tohousing ratio. As of 2022, the existing ratio in the County is 0.90 jobs per occupied household. With a countywide housing supply target of 25,601 per HAPT, the resulting countywide job target is 22,983. The County proposes to finalize this job target and adopt it using the existing jobs-to-housing ratio methodology. These calculations are detailed in the table below. Allocation of employment to each city will depend on final housing allocations and existing employment numbers.

Employment Projections	2022	2046					
Total All Jobs	17,932	22,983	(2046 occupied housing projection * 2022 jobs- to-housing ratio)				
Total Occupied Housing Units	19,975	25,601	(from HAPT countywide housing need)				
Jobs to Housing Ratio	0.90	0.90	Existing jobs to housing ratio used to calculate future job needs.				
Source: OnTheMap Work Area Profile Analysis (employed in Kittitas County, WA in 2022)							
Source: ACS 2019-2023 5-Year Estimates, Table DP04							

		Permanent Housing Needs by Income Lovel (% of Area Median Income)								
	Total	0-30%								
		Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%		
Countywide Estimated Housing Supply (2020)	19,975	841	1	2,799	6,330	2,814	2,519	4,671		
Countywide Total Housing Needs (2046)	25,601	2,763	582	3,858	6,741	3,131	2,824	5,702		
Countywide Additional Units Needed (2020-2046)	5,626	1,922	581	1,059	411	317	305	1,031		