



**Town of Twisp
Council Meeting**

Tuesday, August 8th, 2023 – Time: 5:30 PM

**Location: Twisp Civic Building
118 S Glover St.**

If you would like to attend to the meeting online via computer, tablet, or smartphone, please visit our website and follow the link to join or navigate to the following

URL: <https://meet.goto.com/489127581>

If you would like to listen to the meeting over the phone, please use the following number: **[+1 \(872\) 240-3212](tel:+18722403212)**

Access Code: [489-127-581](#)

Anyone who wishes to make a verbal public comment may register in person before the meeting, or with the Clerk's Office via phone 509-997-4081 or email clerktreasurer@townoftwisp.com before 3:00 PM on the day of the meeting. Public Commenters must provide their name, address, and the topic of their comment. At the designated time, commenters will be called on by the Mayor. Comments will be limited to three (3) minutes in length.

Public comments may also be submitted in writing in advance of the meeting (via email to clerktreasurer@townoftwisp.com or dropbox at Town Hall) and must contain the Commenter's name, address, and comment. Written comments will NOT be read aloud at the meeting, but will be included on the meeting minutes.



**Town of Twisp
Council Meeting Agenda
Tuesday, August 8th, 2023 – Time: 5:30 PM**

Call to Order and Roll Call

Pledge of Allegiance – Council Member (Mayor's Request)

Request for Additions &/or Changes to the Agenda

Public Comment Period

Routine Items:

- **Mayor's Report**
- **Staff Reports**
- **Committee/Commission/Board Reports**

New/Old Business:

- **Discussion/Action:** Petition for Comprehensive Plan Map and Zoning Map Amendments
- **Discussion/Action:** Housing Action Plan Adoption
- **Discussion/Action:** TIB Grant Application – Glover, Twisp Ave, 3rd Ave
- **Discussion/Action:** TIB Grant Application – 2023 Seal Coat

Consent Agenda:

1. **Accounts Payable/Payroll**
2. **Minutes**

Adjournment

August 5, 2023

Kurt Danison, Town Planner
Town of Twisp
118 S. Glover Street
Twisp, WA 98856

Dear Kurt,

As requested, and in support of my Petition for Comprehensive Plan Map and Zoning Map Amendments, enclosed please find my SEPA checklist. My interest is to provide much needed residential property in the Town of Twisp. I intend to sell the parcels as vacant land.

Sincerely,



Michael J. Port, Owner/Member
Raw Otter, LLC

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable: Zone Change
2. Name of applicant: Raw Otter, LLC, Michael J. Port, Owner/Member
3. Address and phone number of applicant and contact person: PO Box 794, Twisp, WA 98856 (509)322-2950
4. Date checklist prepared: 8/5/2023
5. Agency requesting checklist: Town of Twisp
6. Proposed timing or schedule (including phasing, if applicable): N/A
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10. List any government approvals or permits that will be needed for your proposal, if known.
None

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) No plans, only zone change requested.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

LOTS 2 AND 4 ASPEN INVESTMENTS SHORT PLAT NO 2 TWISP; TAX 1 LOT 1 TOWN OF TWISP SPA ASPEN INV SP NO 2 L/RW TWISP; TAX 2 LOT 3 TOWN OF TWISP SPA ASPEN INV SP NO 2 L/RW TWISP

Parcel Numbers: 8800730400; 8800730200; 8881800302; 8881800101

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site: Vacant land at the end of Wagner Road.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? Flat

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sand/gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. N/A, only zone change requested

f. Could erosion occur because of clearing, construction, or use? If so, generally describe. N/A, only zone change requested

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. N/A

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any. N/A

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Methow River

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. N/A

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. N/A

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

b. Ground Water: [Find help answering ground water questions](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known. No
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
N/A

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. N/A
- b) Could waste materials enter ground or surface waters? If so, generally describe. N/A
- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. N/A
- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. N/A

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? N/A

c. List threatened and endangered species known to be on or near the site. None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. N/A

e. List all noxious weeds and invasive species known to be on or near the site. Thistle

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Typical birds one would see around the Town of Twisp.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site. None

c. Is the site part of a migration route? If so, explain. No

d. Proposed measures to preserve or enhance wildlife, if any. N/A

e. List any invasive animal species known to be on or near the site. None

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. N/A
2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. N/A
3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. N/A

7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. No
1. Describe any known or possible contamination at the site from present or past uses. None
2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None
3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. N/A
4. Describe special emergency services that might be required. N/A
5. Proposed measures to reduce or control environmental health hazards, if any. N/A

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)? None
3. Proposed measures to reduce or control noise impacts, if any. N/A

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Currently used for trailer storage and parking area. Adjacent properties are residential and industrial. Request for rezone does not current land use on nearby or adjacent properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No.
 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how? No
- c. Describe any structures on the site. None
- d. Will any structures be demolished? If so, what? No
- e. What is the current zoning classification of the site? CR

- f. What is the current comprehensive plan designation of the site? Undeveloped
- g. If applicable, what is the current shoreline master program designation of the site? Kurt?
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No
- i. Approximately how many people would reside or work in the completed project? N/A, rezoned request only.
- j. Approximately how many people would the completed project displace? N/A
- k. Proposed measures to avoid or reduce displacement impacts, if any. N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. The rezoned area would be contiguous and fit in well with surrounding residential area.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. N/A

9. Housing [Find help answering housing questions](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A
- c. Proposed measures to reduce or control housing impacts, if any. N/A

10. Aesthetics [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A
- b. What views in the immediate vicinity would be altered or obstructed? N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any. N/A

11. Light and Glare [Find help answering light and glare questions](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
N/A
- c. What existing off-site sources of light or glare may affect your proposal? N/A
- d. Proposed measures to reduce or control light and glare impacts, if any. N/A

12. Recreation [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
N/A
- b. Would the proposed project displace any existing recreational uses? If so, describe. No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. N/A

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Wagner Street and Marble Street.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes
- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). N/A
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. N/A
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? N/A

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. N/A

g. Proposed measures to reduce or control transportation impacts, if any. N/A

15. Public Services [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No

b. Proposed measures to reduce or control direct impacts on public services, if any. N/A

16. Utilities [Find help answering utilities questions](#)

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. N/A

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Michael J. Port

Type name of signee: Michael J. Port

Position and agency/organization: Owner/Member, Raw Otter, LLC

Date submitted: 8/5/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Changing from Commercial to Residential would lessen the impact to the town's infrastructure if developed.**
 - **Proposed measures to avoid or reduce such increases are: No increases.**
2. **How would the proposal be likely to affect plants, animals, fish, or marine life? Residential would improve conditions in the greenbelt buffer zone as compared to Commercial.**
 - **Proposed measures to protect or conserve plants, animals, fish, or marine life are: No proposed measures.**
3. **How would the proposal be likely to deplete energy or natural resources? It would not.**
 - **Proposed measures to protect or conserve energy and natural resources are: N/A**
4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? This area is not environmentally sensitive.**
 - **Proposed measures to protect such resources or to avoid or reduce impacts are: N/A**
5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? N/A**

- **Proposed measures to avoid or reduce shoreline and land use impacts are: N/A**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Changing to residential zone is consistent with surrounding area and available services.

- **Proposed measures to reduce or respond to such demand(s) are: N/A**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. None.

Randy Kilmer

From: Kurt Danison
Sent: Thursday, July 20, 2023 11:39 AM
To: Randy Kilmer; Heather Davis
Subject: Port Zoning Map amendment REquest

Randy and Heather, I have reviewed the petition from Mike Port requesting an amendment to the zoning map, and by extension the comp plan land use designation map, to change the zoning of his property at the end of Wagner Street from Commercial Riverfront to R2.

This is a type V action:

14.05.023 Legislative decisions Type V actions.

(1) Decisions. The following decisions are legislative and are not subject to the procedures in this section, unless otherwise specified:

- (a) Adoption or amendment of comprehensive plan;
- (b) Adoption of development regulations and amendments thereto;
- (c) Areawide rezones to implement new town policies;
- (d) Adoption of shoreline master program, and amendments thereto;
- (e) Annexations.

(2) Planning Commission. The planning commission shall hold a public hearing and make recommendations to the town council on the decisions listed in subsection (1)(a) of this section. The public hearing shall be held in accordance with the requirements of TMC 14.05.060.

(3) Town Council. The town council may consider the planning commission's recommendation in a public hearing held in accordance with the requirements of TMC 14.05.060.

(4) Public Notice. Notice of the public hearing or public meeting shall be provided to the public as set forth in TMC 14.05.040(3).

(5) Implementation. The town council's decision shall become effective by passage and subsequent publication of an ordinance.

(6) Legislative Enactments Not Restricted. Nothing in this section or the permit processing procedures shall limit the authority of the town council to make changes to the town's comprehensive plan, or to make changes to the town's development regulations. (Ord. 769 § 2, 2021)

The first step is for the Council to review and accept the petition and refer it to the Planning Commission.

**PETITION FOR COMPREHENSIVE PLAN MAP AND
ZONING MAP AMENDMENTS**

Town of Twisp
118 S. Glover Street
Twisp, WA 98856

Mayor Ing-Moody and Town Council Members,

The undersigned is the owner of the real property legally described in Exhibit "A" attached hereto. These same real properties are geographically depicted on the Okanogan County Assessor's parcel map at Exhibit "B" and plat map at Exhibit "C," attached hereto. The aforementioned real property is located in the Town of Twisp, Washington. The petitioner, Raw Otter LLC, a Washington limited liability company, hereby petitions that the Town amend the Comprehensive Plan Land Use Designation Map to change the land use designation of said property from UNDEVELOPED to SINGLE FAMILY RESIDENTIAL and that the official zoning map be amended to change the zoning of said property from CR to R2, which is consistent with the zoning of the adjacent property.

It is the intention of the petitioners to allow for residential development on the real property located at Marble Street and Wagner Street in Twisp in accordance with the applicable requirements of the Twisp Municipal Code, Development Standards and other pertinent regulations.

This petition is comprised of multiple pages all of which are intended to comprise the "petition".

Property Owner: Raw Otter LLC

Abbreviated Legal Descriptions: LOTS 2 AND 4 ASPEN INVESTMENTS SHORT PLAT NO 2 TWISP; TAX 1 LOT 1 TOWN OF TWISP SPA ASPEN INV SP NO 2 L/RW TWISP; TAX 2 LOT 3 TOWN OF TWISP SPA ASPEN INV SP NO 2 L/RW TWISP

Parcel Numbers: 8800730400; 8800730200; 8881800302; 8881800101

By: 
Mike Port, Sole Owner/Manager of Raw Otter LLC

Dated: 7-13, 2023

EXHIBIT A

LOT 2 AND LOT 4 ASPEN INVESTMENTS SHORT PLAT NO. 2, AS PER PLAT THEREOF RECORDED IN BOOK A-3 OF SHORT PLATS, PAGE 179, AUDITOR'S FILE NO. 3080361, RECORDS OF THE AUDITOR OF OKANOGAN COUNTY, WASHINGTON.

LOT 1 AND LOT 3 ASPEN INVESTMENTS SHORT PLAT NO. 2, TOWN OF TWISP SHORT PLAT ALTERATION 12-1 AS PER PLAT THEREOF RECORDED IN BOOK A-4 OF SHORT PLATS, PAGE 391, AUDITOR'S FILE NO. 3203610, RECORDS OF THE AUDITOR OF OKANOGAN COUNTY, WASHINGTON.

Exhibit B





Town of Twisp Housing Action Plan

30 June 2023

Mayor	Soo Ing-Moody
Council Position 1	Katrina Auburn
Council Position 2	Aaron Studen
Council Position 3	Alan Caswell
Council Position 4	Mark Easton
Council Position 5	Hans Smith, Mayor Pro-Tem

Town of Twisp

Town Planner	Kurt Danison, Highlands Associates
Clerk-Treasurer	Randy Kilmer

Consultants

Team Leader/Planner	Tom Beckwith FAICP
Economist	Eric Hovee
Planner	Ferdouse Oneza AICP
Architect	Julie Blazek AIA LEED AP

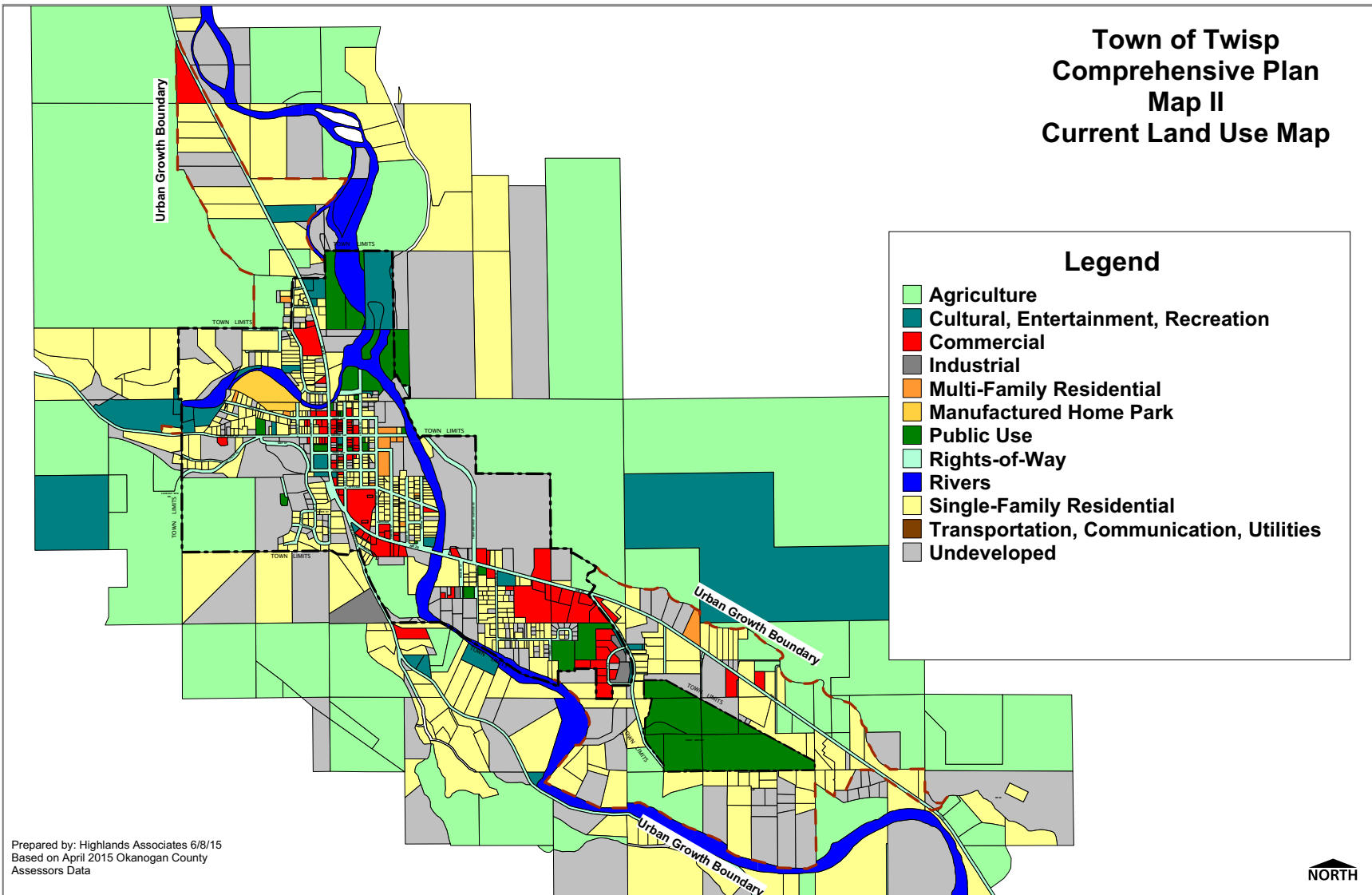
Contents

HAP Executive Summary	
Demographics	
Market trends	
Housing supply	
Housing resources	
Public opinions	
Housing requirements	
Housing strategies	
3: Housing action plan	
Appendices	
A: Demographics	A1
B: Market trends	B1
C: Housing supply	C1
D; Housing resources	D1
E: Public opinions	E1
F: Housing requirements	F1
G: Housing strategies	G1

Town of Twisp Comprehensive Plan Map II Current Land Use Map

Legend

- Agriculture
- Cultural, Entertainment, Recreation
- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Home Park
- Public Use
- Rights-of-Way
- Rivers
- Single-Family Residential
- Transportation, Communication, Utilities
- Undeveloped



Prepared by: Highlands Associates 6/8/15
Based on April 2015 Okanogan County
Assessors Data



Twisp Housing Action Plan (HAP) Executive Summary

This Twisp Housing Action Plan (HAP) is based on analyses of demographics, housing trends, housing supply, housing resources, public opinions, housing requirements, and housing strategies detailed in a series of appendices attached to this document. The following narrative summarizes the major findings, implications, and proposals outlined in the appendices.

A. Demographics

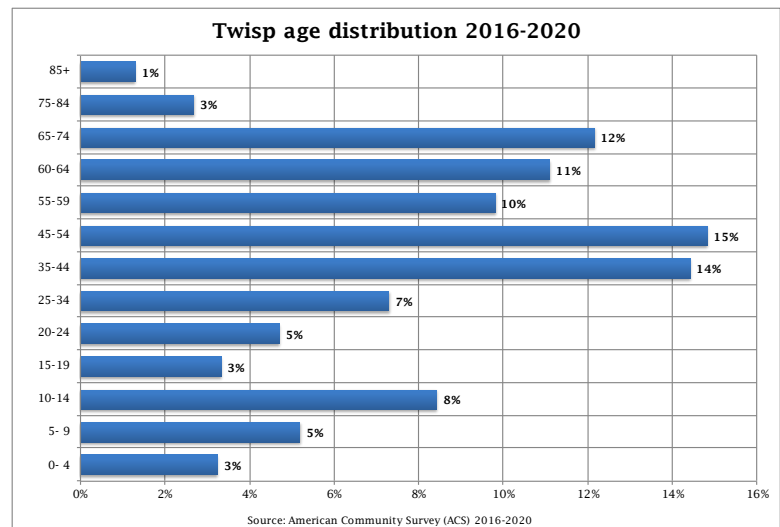
Twisp's population - increased from 227 persons in 1910, the decade the Town was incorporated, to 992 persons by the year 2020 with the lowest annual average growth rate between 1980-1990 of -0.4% and the highest most recent average annual growth rate between 2010-2020 of 0.8%.

According to a 2021 analysis by the Methow Conservancy, the population within the Twisp zip code (a larger area than Town limits) was 3,364 persons in 2020 of which 759 were part-time and 2,605 or 77.4% were full-time residents.

Twisp's likely future population growth will depend on water and sewer availabilities as well as the extent to which the Methow Valley, and thereby Twisp, continues to attract older and empty nester households who convert seasonal or second homes for year-round occupancy.

Twisp's 2020 - age specific concentrations were somewhat reflective of a bell jar with a significant proportion in the middle family age groups with children but also with a significant concentration above age 64. Twisp is a working town with an employment base and attractions that still favor family age households.

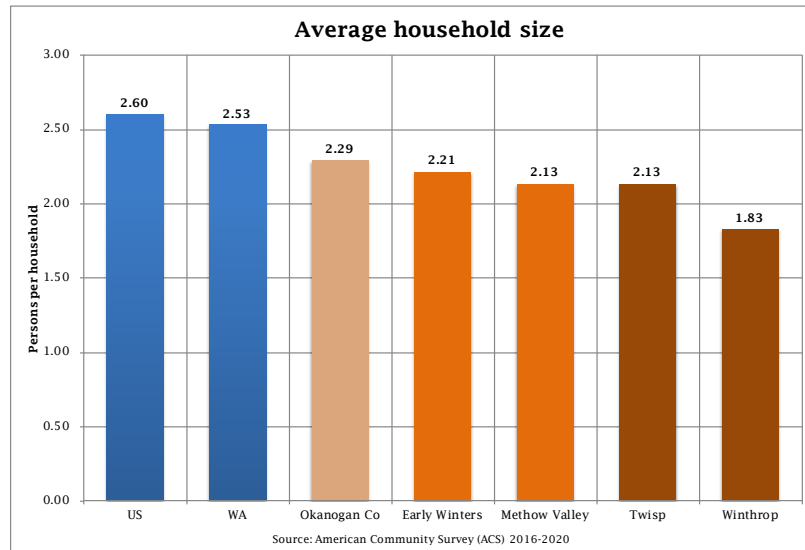
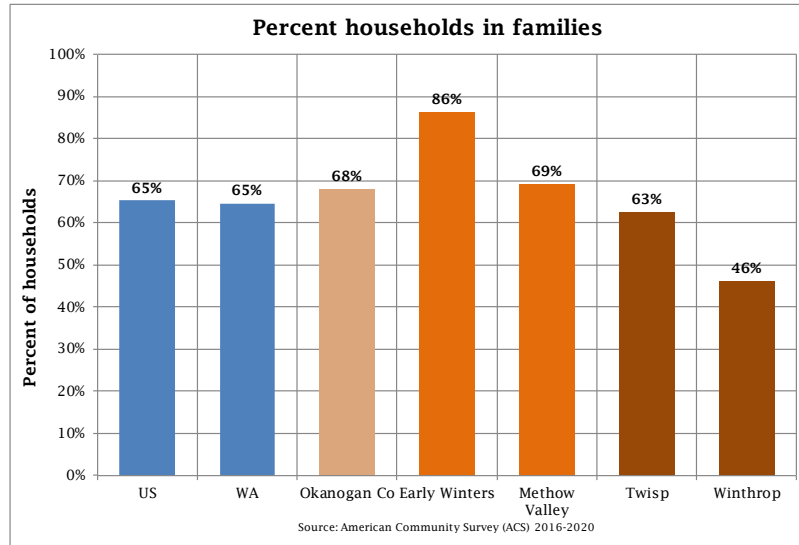
If the city continues to attract persons from Okanogan County in the specific age groups that the city has in the past, however, the age form may continue to retain family age households but with a growing concentration in the senior most age groups from 60+.



Twisp has a relatively comparable percentage (63%) of all households in families - with the remainder (37%) concentrated in non-family households of elderly and young individuals compared with Winthrop, Methow Valley, Early Winters, Okanogan County, Washington State, and the United States.

The average household size in Twisp - is 2.13 indicating the town's housing requirements will reflect a need for smaller units suitable for smaller household occupancy.

In summary - Twisp is a rural working-class community with middle family households with children with a growing proportion of older individuals reflective of the Methow Valley's base



industries and retirement amenities and housing requirements that reflect such characteristics.

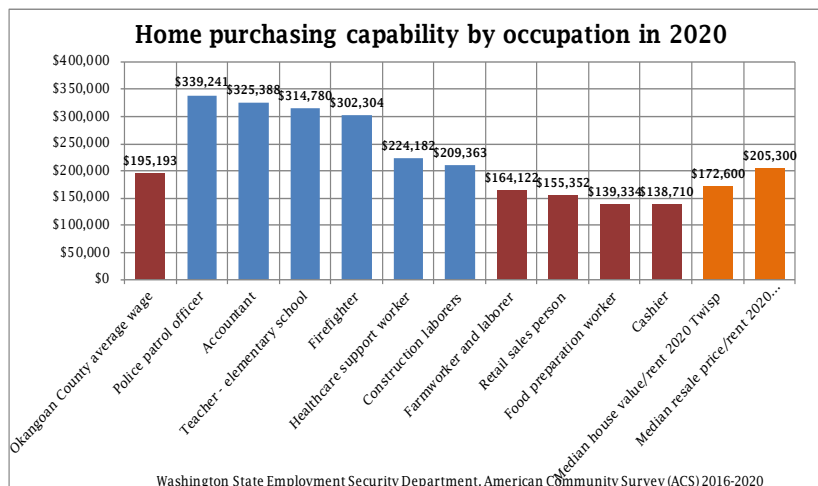
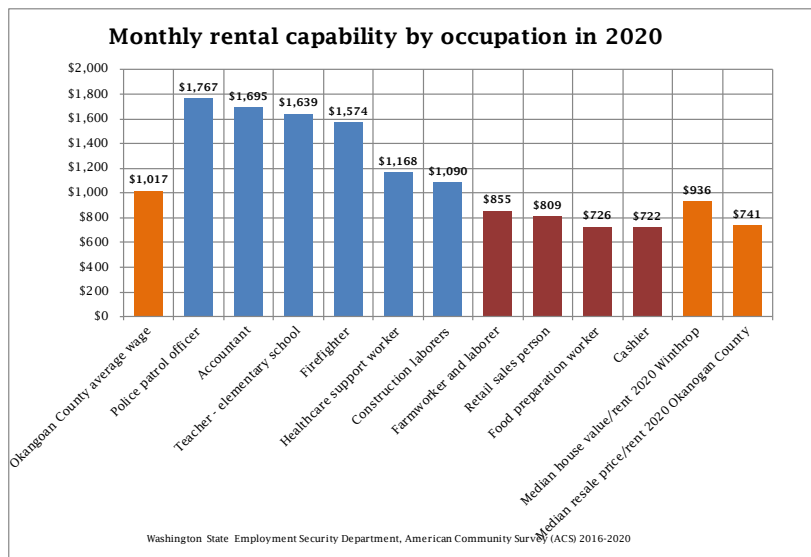
B. Housing trends

Windermere Real Estate/Methow Valley - tracks home sales within the Methow Valley using Multiple Listing Service (MLS) data along with proprietary off-market data. According to Windermere's 2022 report:

- **Pending listings** - are the lowest in 40 years with 40 active listings at the beginning of 2023 compared with 404 active listings in 2012.
- **Number of single-family sales in 2022** - was 130 compared to 131 in 2021.
- **Total single-family sales by area** - included 96 houses in Twisp, 44 in Twisp, 37 in Mazama, 23 in Methow, and 13 in Carlton or 15 more in Twisp and 16 more in Twisp than in 2021.
- **Single-family sales prices** - were primarily in the \$500,000-\$750,000 price range increasing the median price to \$640,000 or by 15% over 2021.
- **Prospects** - expect trends be like the past 2 years with elevated prices, low inventory, and bidding wars on well-priced listings.
- **Single-family sales prices** - were primarily in the \$400,000-\$600,000 price range with 23% above \$800,000 increasing the median price to \$525,000.

Critical skills housing capabilities - were calculated for police patrol officers, accountants, elementary teachers, firefighters, healthcare support workers, construction laborers, farmworker and laborer, retail salesperson, food preparation worker, and cashier that provide services that economically sustain a community.

Implications - median house values and apartment rents in Twisp are beyond the ability of what a farmworker, retail



salesperson, food preparation worker, and cashier can afford within 25% of income for purchase and 30% of income for rent. These households must either have 2 or more working members

to be able to reasonably afford housing or be paying beyond the 25-30% allowance considered a financially viable percent of income for housing.

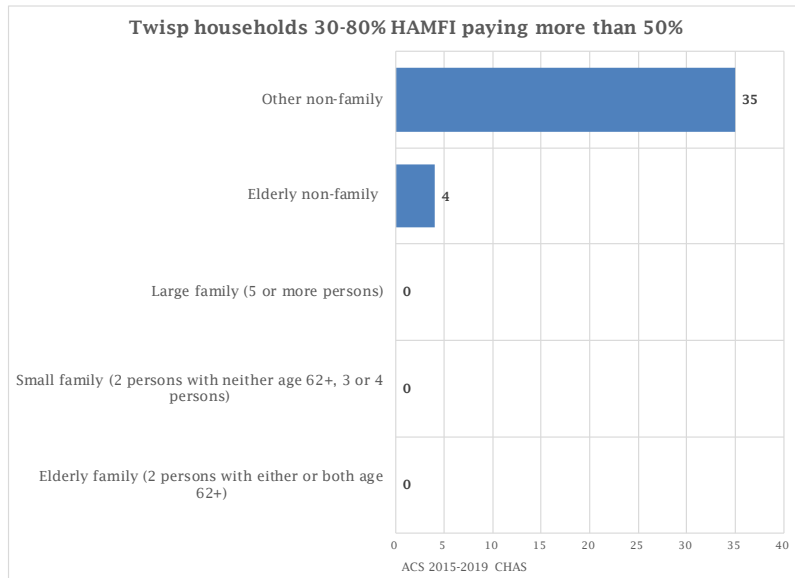
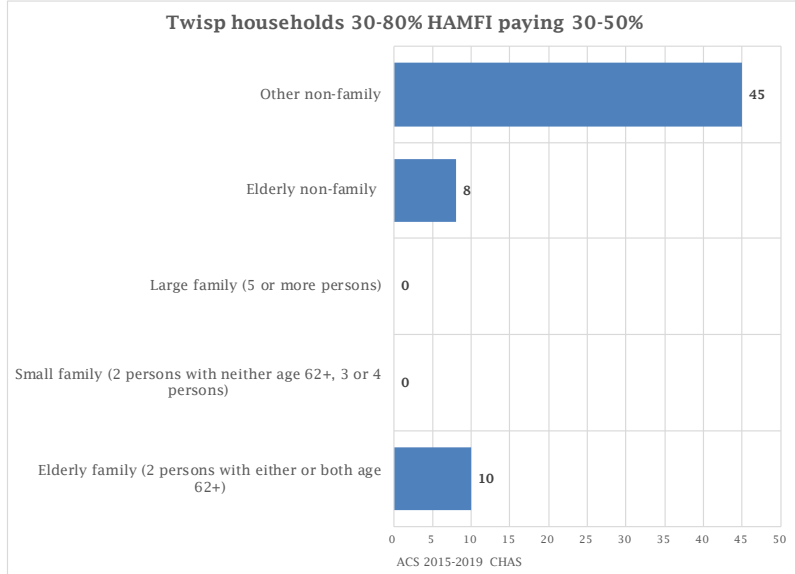
C. Housing supply

Aged housing stock - of Twisp's 601 housing units 179 or 30% were over 54 years ago. Housing stock this old may not have current plumbing, electricity, exterior materials, or other improvements necessary to be well maintained, code compliant, and habitable. Twisp, however, can't afford to lose older and less expensive housing stock as the housing market cannot build new housing for this cost. Repair and renovation programs should be instituted to keep older stock from falling into disrepair and being lost to the inventory.

Vacancy rate - of all housing units, which defines seasonal homes as vacant, is 69% or highest in Early Winters where high income and remote working households have in-migrated in recent years particularly during Covid, but under 4% or lowest in Twisp reflecting Twisp's characteristic as a working household community. Twisp's low vacancy rate indicates the high demand for housing units within the town and the limited current supply, particularly with no new units recorded as being added between 2014-2020 by ACS.

Household types - the US Department of Housing & Urban Development (HUD) correlates Comprehensive Housing Affordability Statistics (CHAS) by household type including:

- **Elderly family** - 2 persons with either or both members over age 62 for 23 households in Twisp is 2019,
- **Small family** - 2 persons with neither adult over age 62 with 3 or 4 persons for 67 households,
- **Large family** - of 5 or more persons for 10 households,
- **Elderly non-family** - adults over age 62 for 55 households,
- **Other non-family** - adults under age 62 for 61 households.



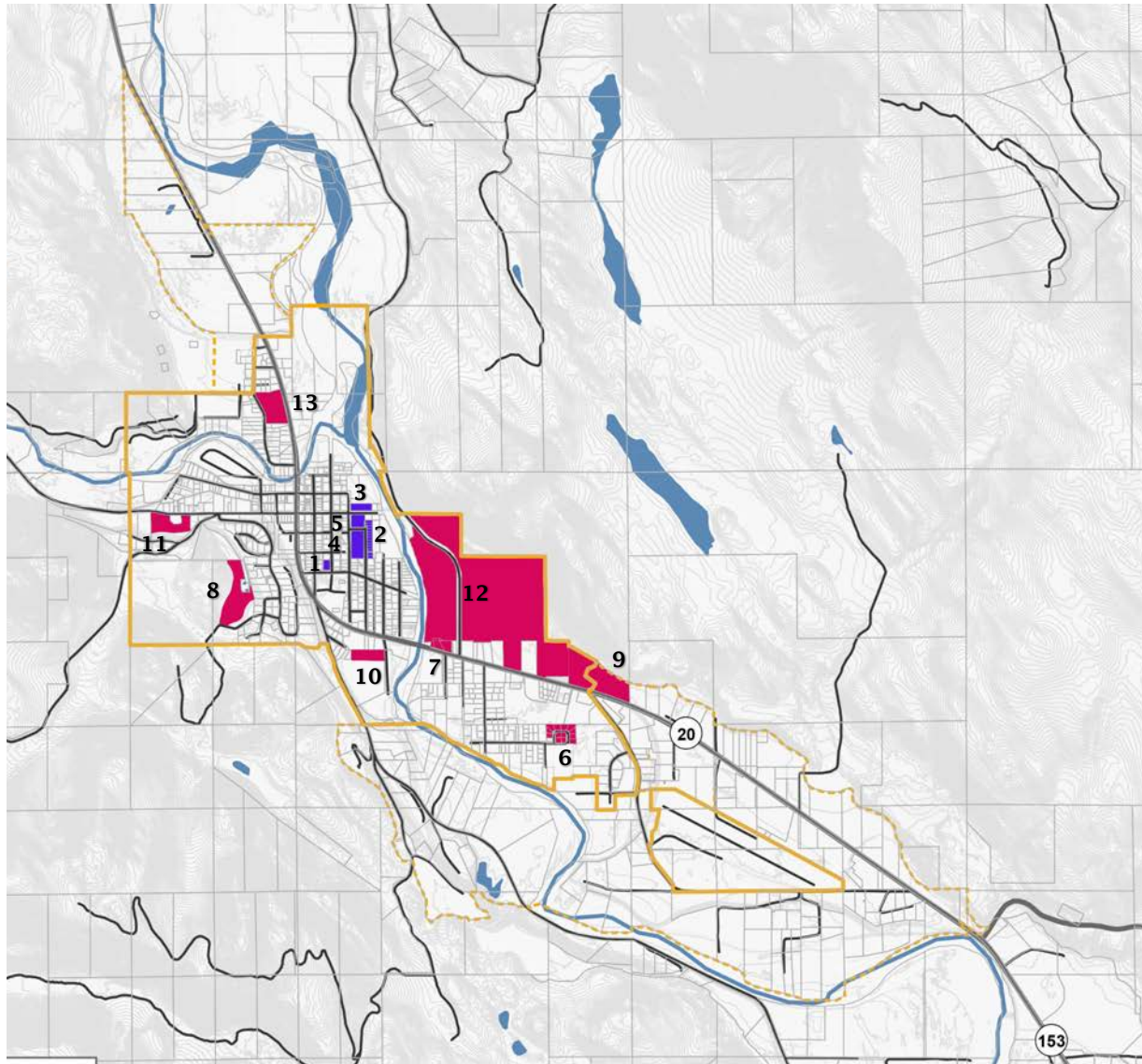
There were more family households (270) than elderly and young non-family households (171) in 2019.

Twisp households that are the most housing stressed - paying 30-50% and particularly 50% or more for housing, are predominantly non-family households including elderly and other non-elderly.

Affordable housing is currently provided - by nonprofit sponsors in 3 developments within Twisp:

- **Methow Housing Trust (MHT) Canyon Street Neighborhood** - 13 permanently affordable 2-3-bedroom single-family homes with community open space and walking access to downtown Twisp. Located on Canyon Street and 3rd Ave.
- **Northwest Association for Housing Affordability (NAHA) Riverview Apartments** - 3 apartment buildings with 16-units of USDA-RD Family Housing with rent and income restrictions plus swimming pool located at 401 East 2nd Avenue in Twisp financed with Low-Income Housing Tax Credit (LIHTC) and Section 515 Rural Rental Housing.
- **Room One** - located at 315 North Lincoln Street provides one-on-one support and resource connections, educational programs in the schools, support groups, and advocacy concerning domestic and sexual violence, mental health and wellbeing, crisis intervention work, teen pregnancy prevention, and homelessness since 1998.
- **Housing Authority of Okanogan (HAOC) Twisp Gardens** - 17 one and two-bedroom units for age 55+ and disabled located at 500 East 2nd Street in downtown Twisp. Includes community room and laundry facilities.

Proposed affordable housing - include 2 additional housing developments:



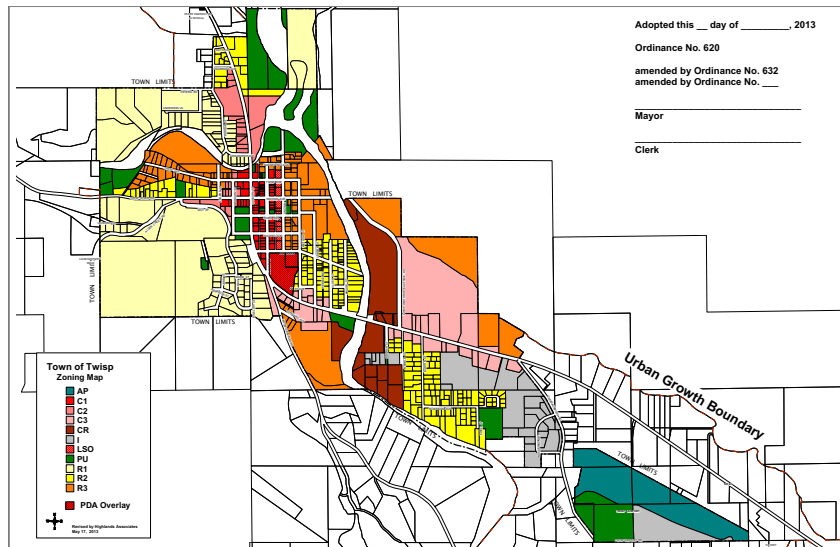
Existing projects

- 1 Room One
- 2 Methow Housing Trust - MHT
- 3 Twisp Gardens - HAOC
- 4 Whispering Rivers Apartments
- 5 NW Assn Housing Affordability

Proposed projects

- 6 Methow Housing Trust - MHT
- 7 Blackbirds/Twisp Town Homes
- 8 Orchard Hills/Palms Construction
- 9 Konrad Annexation
- 10 Catholic Charities
- 11 Methow Elder Care
- 12 Lloyd Property
- 13 Buelher Property

- **Methow Housing Trust (MHT) Campaign to Build Belonging** - will provide funds to build 44 additional single-family homes by 2030. A partnership with Hank and Judy Konrad will provide 12 shovel-ready lots in Twisp.
- **NW Association for Housing Affordability (NAHA - formerly Catholic Charities) Hank's Market** - proposed project to develop 74 apartments or housing units for larger families on land behind Hank's Market in Twisp.



Undeveloped land - approximately 34.29% of the land in Twisp remains vacant or undeveloped. Despite the significant subdivision activity of the past decade, a relatively small percentage of new lots have been built upon.

	Acres	% of area	% of dvped
Single-family	97.04	14.48%	27.06%
Duplex	2.36	0.35%	0.66%
Multifamily apartments	3.94	0.59%	1.10%
Multifamily vacation	2.53	0.38%	0.71%

Multifamily motel	6.22	0.93%	1.73%
Mobile home park	12.29	1.83%	3.43%
Subtotal residential	126.91	18.93%	35.39%
Undeveloped	242.21	34.29%	
Total*	706.23	100.00%	

* Total area includes streets and rights of way, water, agriculture, manufacturing, public and semi-public, and commercial uses.

Source: 2010 Comprehensive Plan Update

Missing Middle Housing (MMH) - defines a range of multi-unit or clustered housing types compatible in scale with single-family homes and neighborhoods. MMH housing types are “missing”, because most MMH housing types are prohibited by Twisp zoning and development requirements which should be revised to allow:

- Cottage or bungalow court, or courtyard building, or SEDU or EDU building types that would increase density and choice especially for small households.
- Reduce minimum lot sizes in acceptable areas within Twisp to allow MMH types that would increase density and choice.
- Add maximum building widths and depths in R-2 and R-3 zones where MMH building types are to be introduced to retain single-family scale.
- Increase allowable density and/or reduce minimum required lot size to support some of the high density MMH building types including courtyard, multiplex, SEDU, and EDU.
- Retain height limits that allow 2.5-3.0 stories to retain single-family scale trading increased density or smaller lots rather than increased height.
- Reduce parking requirements for MMH housing products like SEDU or EDU that accommodate non-family households or single individuals with less vehicle ownership or dependence.
- Add a clustering option that consolidates open space in configurations that are more accessible, aesthetic, and usable.

Accessory Dwelling Unit



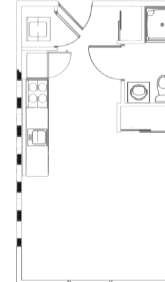
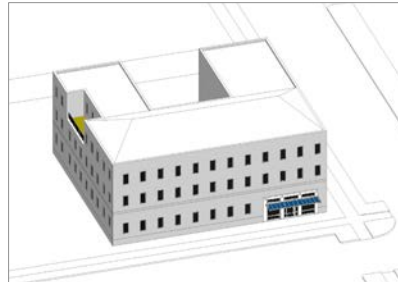
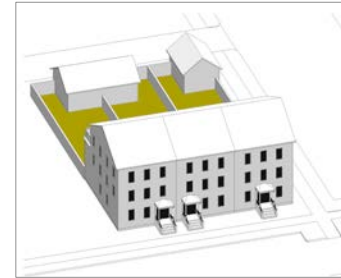
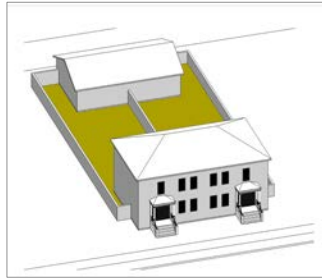
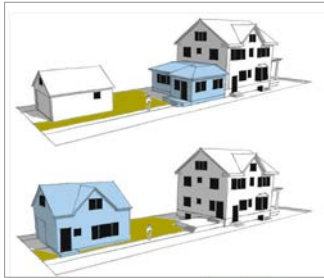
Duplex



Cottage



Townhouse



Courtyard Building

Multiplex

Live-Work

SEDU

- Reduce minimum primary dwelling unit size requirements in R-1 to a level consistent with smaller cottage type single-family and eliminate minimum dwelling unit requirements for ADU and all other MMH housing types to achieve density, accommodate non-family households, and reduce development costs.

D. Housing resources

The Methow Valley has a significant number of nonprofit housing resource groups pursuing different affordable housing objectives in the Methow Valley. The Twisp Housing Action Plan (HAP) can coordinate the following resources to maximize its impact on housing conditions and opportunities within the town and valley.

- **The Methow Housing Trust (MHT)** - develops and preserves affordable, quality housing for residents of the Methow Valley following the Community Land Trust model with projects in Mazama, Twisp, and Twisp.
- **Northwest Association for Housing Affordability (NAHA)** - a subordinate subsidiary of Catholic Housing Ventures develops and operates low-income housing using USDA Rural Rental Housing, HUD HOME Investment Partnerships, and HUD for Section 8 Housing Assistance Payments Programs with projects in Twisp and Twisp.
- **Jamie's Place** - operates 2 adult family homes for 6 residents with private rooms/baths in a family home setting and 24-hour care for functionally impaired residents for each house in Twisp.
- **Room One** - provides healthcare navigation, safety planning, mental health referrals, resources, food and nutrition, access to county and state resources, referral to legal resources, access to reproductive health, and more for youth in the Methow Valley from a facility in Twisp.
- **Housing Authority of Okanogan County (HAOC)** - assists limited income families attain housing using federal housing programs with multifamily developments in Twisp and Twisp.
- **Methow At Home (MAH)** - supports elderly households who want to “age in place” by providing volunteer services,

activities, and educational opportunities as well as a resource of paid providers can be hired if the requested service is beyond the scope of a volunteer.

- **Senior Assessment for Support & Housing (SASH)** - is a committee, rather than a stand-alone entity, exploring issues of the valley’s growing senior population, the services they need and whether those services are available in the area.
- **Methow Housing Solutions Network** - focuses on learning from others’ experiences of communities facing similar challenges, like Port Townsend, Chelan, Leavenworth, San Juan Island, Sun Valley, and various Colorado counties, and listening to the Methow Valley community.

- **TwispWorks** - involves businesses, nonprofit organizations, artists, craftspeople, and the community at-large to make the Methow Valley a special place to live, work and visit from its campus in Twisp. In 2020, TwispWorks completed a comprehensive 18-month economic study to better understand the structural changes occurring in the Methow Valley and address questions relating to tourism, vacation homes, residential building, and other major industries, as well as economic disparity, and resident attitudes on change and the future.

- **The Methow Conservancy (MC)** - maintains a State of the Methow, a data collection and dissemination project about the Methow Watershed and its people including The Methow Population and Land (PAL) project that shares updatable information on the current conditions and trends in population, land use, development, and land protection.

E. Public opinions

Public opinion was solicited from a variety of methods including workshops, open houses, and an online survey of all residential addresses within the Twisp zip code during the housing action planning process. Following is a summary of major findings.

- **Housing resource groups and employers' surveys and workshops** - were conducted of all nonprofit housing groups and employers on the 12th of October 2022 at the Twisp Public Library. A summary of major findings includes:

- Methow Valley currently employs 592 part and full-time employees and 132 seasonal.
- Part and full-time employees include married households, seasonal primarily individuals.
- Part and full-time employees own and rent; seasonal employees rent only.
- The Methow Valley needs more affordable ownership options, better rental options, and seasonal summer options.
- Employees want a greater variety of housing types including smaller units located in Twisp and Twisp with services.
- Almost all employers are interested in participating in housing action plans.

- **Realtors, builders, architects' survey and workshop** - were conducted on the 31st of October 2022 at TwispWorks in Twisp. Invitations were emailed to 5 realtors, 10 developers, 14 architects, and 11 contractors or 40 in total who are active in the Methow Valley - 22 of which are based in the Methow Valley and 18 in the Seattle area. Workshop participant recommendations included using:

- Missing Middle Housing (MMH) in zoning allowances, reducing lot sizes and/or increasing densities, recruiting local construction labor including training high school students in building trades, and use of non-profit and low-income housing programs.

- **An in-person and virtual open house** - was held in Twisp at the Barn auditorium on May 25th in 2023. The event was publicized on the Town website, by email invitations, and in the Twisp Valley News. The open house reviewed background findings and implications and information on local housing costs, trends, and density options. The presentations were

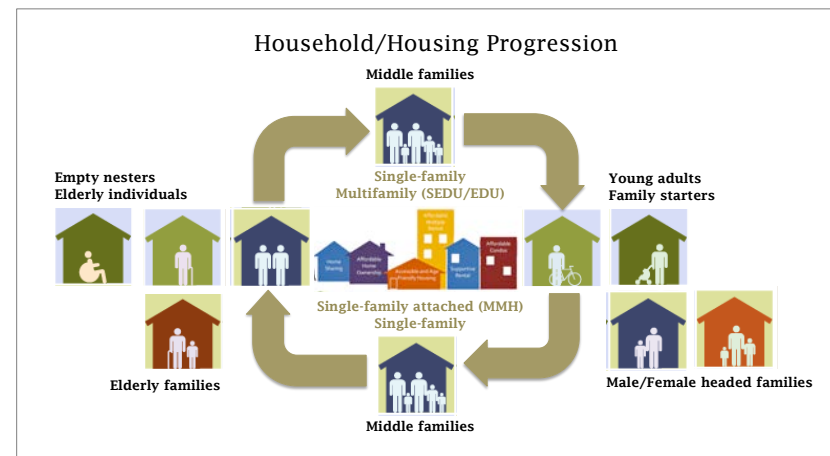
recorded and translated simultaneously into Spanish. Breakout tables were hosted on data, Missing Middle Housing (MMH) examples, and potential locations for locating MMH in the Town's zoning districts.

The open house was attended in-person by around 80 people and on-line by ____ people who reside in Twisp and the Methow Valley.

- **Resident household survey** - an on-line survey was conducted in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options to all 1,825 mailing and post office box address within the Twisp zip code. ____ respondents or ____% of all households completed the survey.

F. Housing requirements

- **Twisp housing demand** - will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Twisp in affordable and smaller housing types.



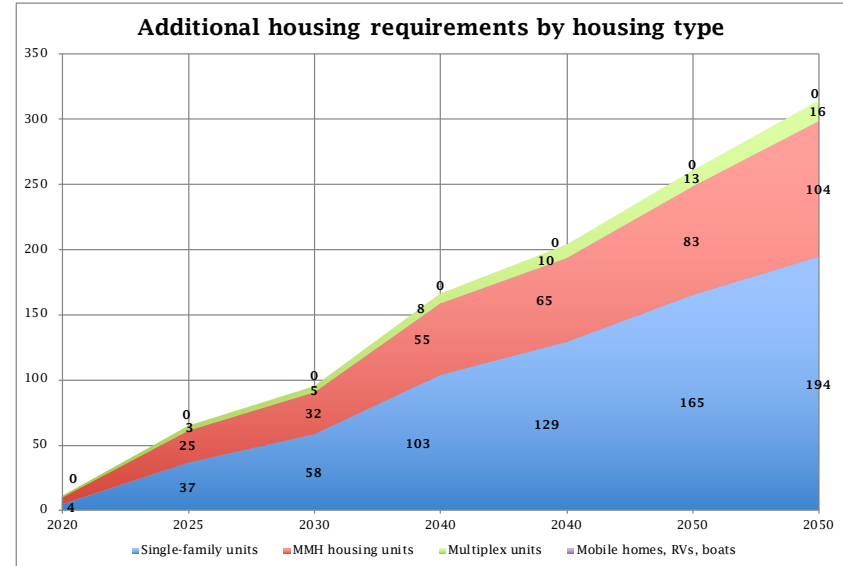
- **Twisp households will progress through different life cycle stages** - correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex housing then back into single-family housing as their family grows and back into owner units in MMH or multiplex housing as empty nesters or elderly individuals.

	2020	2030	2040	2050
Population	1,235	1,405	1,599	1,819
Households	580	660	751	854
Vacancy allocation (7%)	41	46	53	60
Housing market (w/vacancy)	602	706	803	914
Less existing housing units*	579	579	579	579
Additional housing need	41	127	224	335
Additional single-family	4	58	129	194
Additional MMH (2-9)	5	32	65	104
Additional multiplex (10+)	1	5	10	16
Additional mobile home etc.	0	0	0	0

* Consists of year-round available housing units.

In total, the projections indicate Twisp housing market demands will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Twisp in affordable and smaller housing types.

Twisp housing stressed households - will need some form of housing assistance, whether public, Section 8, or other form of direct market subsidy, to reduce housing costs below 30% of income.



Alleviate cost burden 50%+	2020	2030	2040	2050
Single-family assisted	0	0	0	0
MMH assisted	26	48	61	76
Multiplex assisted	7	2	3	3
Mobile home assisted	0	0	0	0
Housing requirement	33	50	64	79

Alleviate burden 30-50%+	2020	2030	2040	2050
Single-family assisted	12	12	14	17
MMH assisted	26	63	80	101
Multiplex assisted	7	5	5	6
Mobile home assisted	0	0	0	0
Housing requirement	45	80	99	124

Sources: Twisp Comprehensive Plan, ACS 2017-2021

ACS 2016-2020 CHAS data

Beckwith Consulting Group

Major implications of the projections include:

- The total assisted housing requirement for households paying more than 50% for housing will increase from 5.4% in 2020 to 8.7% by 2050 based on these trends.
- The total assisted housing requirement for households paying 30-50% for housing will increase from 7.4% in 2020 to 13.5% by 2050 based on these trends.
- Most significantly and most limiting, the housing projections assume seasonal or part-time occupied housing units will or can be converted for occupancy on a full-time basis to meet Twisp's housing needs when the market will be more determinant in deciding whether homeowners make such a transition.

Assisted housing projections by income

The Washington State Legislature recently passed House Bill (HB) 1220 concerning housing needs and allocations that will be projected by the Washington State Office of Financial Management (OFM) at a countywide level. The projections will account for underproduction, a healthy vacancy rate, and remove second homes.

Under HB 1220 counties and cities will need to decide how to allocate the needs, as they have done for population since the

passage of the Growth Management Act (GMA). Commerce will develop allocation guidance and a tool (Housing for All Planning Tool or HAPT) to help communities do the work.

The allocations will be based on the income ranges from extremely low (0-30% of Area Median Income - AMI), very low (31-50%), low (51-80%), moderate (81-120%), and other (above 120%.

The following table lists OFM's estimate of existing housing affordable by income range for Okanogan County in 2020 and estimated additional housing needed by 2044 for a county population of 44,888. The table also lists OFM's estimate of existing affordable housing in Twisp in 2020 under HAPT Method A of allocating additional housing.

Under this forecast method, Twisp's projected total future households will increase to 801 by 2044 requiring an additional 270 new housing units including a 6% vacancy allocation.

The allocation by income groups will require 45 housing units to eliminate existing renter burden, 14 housing units to provide for Twisp's allocation of countywide homeless populations based on the town's 3.8% of the county's population or 112 for

Housing requirements 2020-2044/5

	Future population target	Projected future group quarters (GQ) population	Projected future household (HH) population	Projected future HH size	Projected total future households*	Existing households(1)	Net new households 2020-2044	Total future housing need (including vacant units 6%)	Existing housing supply (2)	Total future housing need minus existing housing supply	Projected net housing need for HH growth**
2044-45											
Okanogan County	44,888	360	44,528	2.4005	18,549	16,942	1,607	19,733	17,696	2,037	2,037
Twisp	1,706	0	1,706	2.1300	801	580	221	849	579	270	270
Winthrop	934	0	934	1.9800	472	255	217	500	255	245	245

Sources

1 - ACS 2016-2021

2 - Existing housing supply less seasonal or second homes

all cost burdened including owners. Remaining housing needed to address household growth will be 160 units allocated by income group based on OFM's projection of the percent of all households in each income group.

Twisp 2044		Percent of future Okanogan County households					3.8%
Affordability Level (% of AMI)	Housing needed to eliminate existing renter burden (1)	Housing needed for existing homeless population (2)	Housing need for cost burdened + homeless	Percent of households by income level (2018)	Remaining housing need to address household growth***	Projected future net new permanent supportive housing (PSH) need	Total net new housing need 2020-2044
0-30%	25	12	47	12.0%	(15)		32
0-30% (not PSH)							
PSH							
>30-50%	10	1	15	20.0%	39		54
>50-80%	10	-	10	28.0%	66		76
>80-100%	0	-	15	15.0%	26		41
>100-120%	0	-	25	7.0%	(6)		19
>120%+	-	-	0	19.0%	51		51
Total	45	13	112	101.0%	160	0	273
Emergency housing net need 2020-2044							

Existing housing supply by income group

Twisp's current housing inventory includes 46 units sponsored by the Methow Housing Trust (MHT) for 50-80% of AMI, National Association for Housing Affordability (NAHA) for 50-80% of AMI, Room One for housing assistance services only, and the Housing Authority for Okanogan County (HAOC) for 30-50% of AMI.

	MHT	NAHA	Rm One	HAOC	Total
0-30% Not-PSH*					
0-30% PSH					
30-50%				17	17
50-80%	13*	16*			29
80-100%	*				
100-120%	*				
120%+					
Emergency housing*					
Total	13	16	0	17	46

MHT - Methow Housing Trust's Canyon Street Neighborhood (16 units) and North (26 units) for 60-120% of HAMFI

NAHA - National Association Housing Affordability's Riverview Apartments for 50-60% of HAMFI

HAOC - Housing Authority of Okanogan County Twisp Gardens

G. Implementation

Implementation of Twisp's Housing Action Plan involves completion of 29 action tasks including:

- **Development regulations** - 12 tasks to void ADU restrictive requirements, incorporate Missing Middle Housing (MMH) in residential and commercial zoning districts, increase density and reduce or split lot sizes, reduce parking requirements, add clustering options, and limit design review and SEPA requirements in residential districts.
- **Programs** - 6 tasks to implement home-sharing, a pilot host program for non-child-supported youth, provide Section 8 vouchers, Mainstream Vouchers, Tenant Based Rental Assistance (TBRA), and repair and replacement programs for older housing stock.
- **Projects** - 4 tasks to acquire a strategic housing site using Land Acquisition Program (LAP), extend infrastructure using Connecting Housing to Infrastructure Program (CHIP), issue and RFP for a mixed-income mixed housing type development, and develop seasonal and temporary housing.
- **Incentives** - 2 tasks to reduce fees and charges for affordable housing units and approve a Multifamily Housing Tax Exemption (MFTE) for affordable units that qualify.
- **Finance** - 4 tasks to adopt HB 1590 0.1% Local Housing Sales Tax per RCW 82.14.530, REET 2 Housing Authorization per RCW 82.46.035, an Affordable Housing Tax Levy per RCW 84.52.105, and utilize Lodging Tax RCW 67.28.150 and RCW 67.28.160 for affordable housing and housing projects that benefit tourism development such as housing for seasonal employees.

Appendix A: Demographics

Population trends

Okanogan County population - increased from 4,689 persons in 1900 to 42,104 persons by the year 2020 with the lowest annual average growth rate occurring 1950-1960 at -1.3% and the most recent highest annual average growth rate between 1990-2000 of 1.7% during a period of economic expansion.

The Washington State Office of Financial Management (OFM) projects Okanogan County's population will increase to 46,080 persons by 2050 or an increase of 3,976 persons or by 9.4% from 2020.

Net population change - a significant portion of Okanogan County's population increase has and is expected to be due to net migration or the difference between people moving out and people moving into the county.

For example, the number of deaths in Okanogan County in 5-year increments were lowest in 1960-1965 at 1,304 but is expected to be 3,287 deaths by 2035-2040 due the aging of the county population. The number of births were 2,468 in 1960-1965 but is expected to increase to 3,025 births by 2035-2040 as the number of women in the child-bearing ages remain relatively constant. Net migration was negative in 1960-1965 at -1,584 persons due to the economic recession but is expected to increase to 548 persons by 2035-2040 as the area attracts more in-bound and seasonal households.

OFM's estimate of the slight population rate of increase in Okanogan County in future years will be due primarily to the aging of the county population and the number of deaths related to aging compared to a stable birth rate but expanding in-migration.

Okanogan County's actual future population trends, however, may be affected significantly by the attraction(s) the county may or may not have for in-migrant persons particularly for specific age groups and for seasonal or second home households.

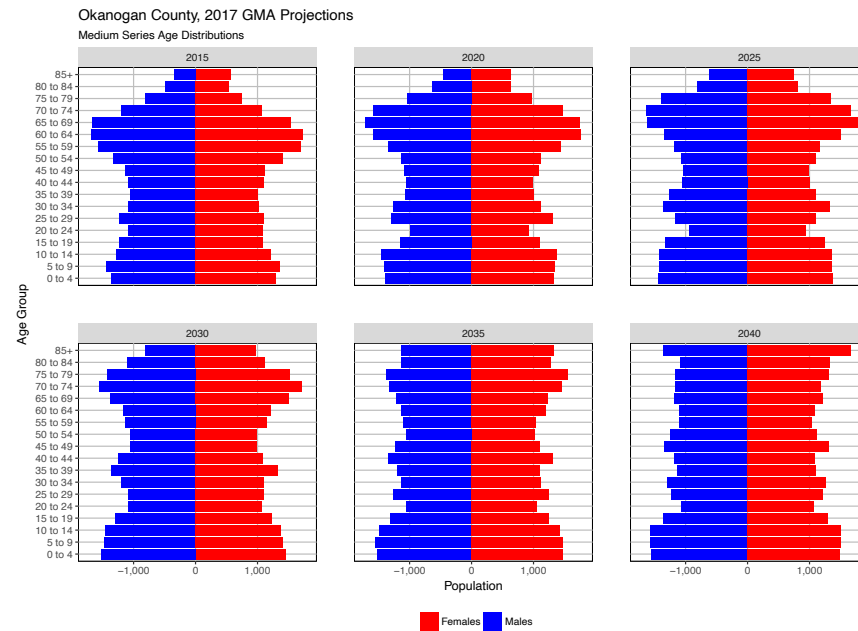
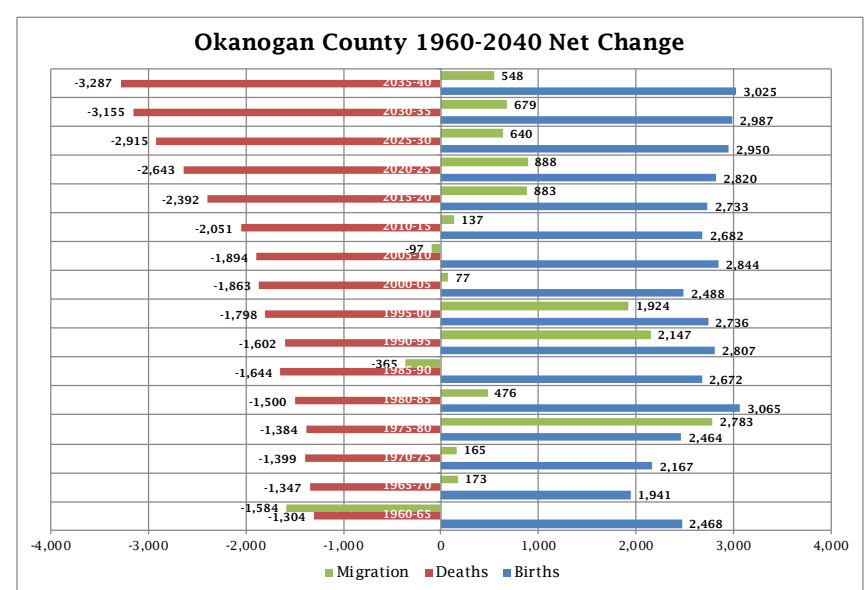
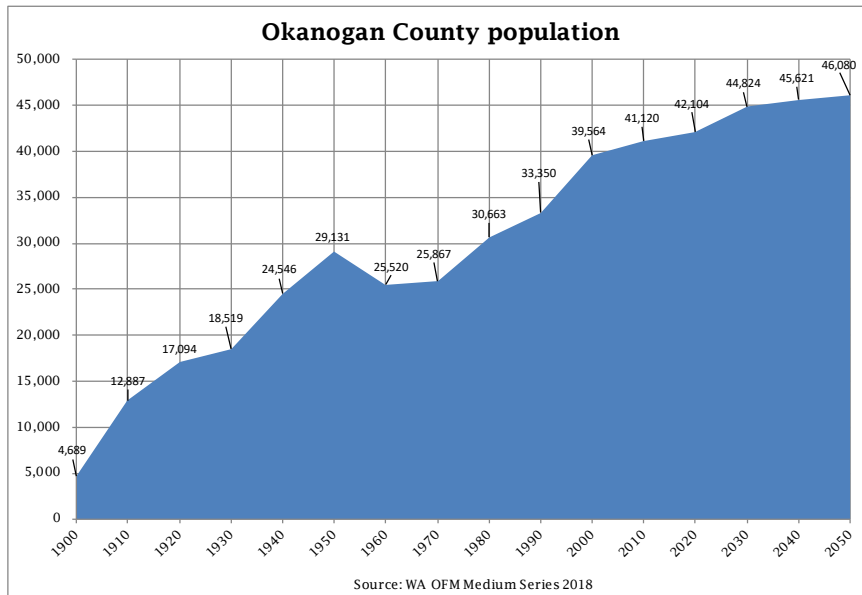
Twisp's population - increased from 227 persons in 1910, the decade the Town was incorporated, to 992 persons by the year 2020 with the lowest annual average growth rate between 1980-1990 of -0.4% and the highest most recent average annual growth rate between 2010-2020 of 0.8%.

According to a 2021 analysis by the Methow Conservancy, the population within the Twisp zip code (a larger area than Town limits) was 3,364 persons in 2020 of which 759 were part-time and 2,605 or 77.4% were full-time residents.

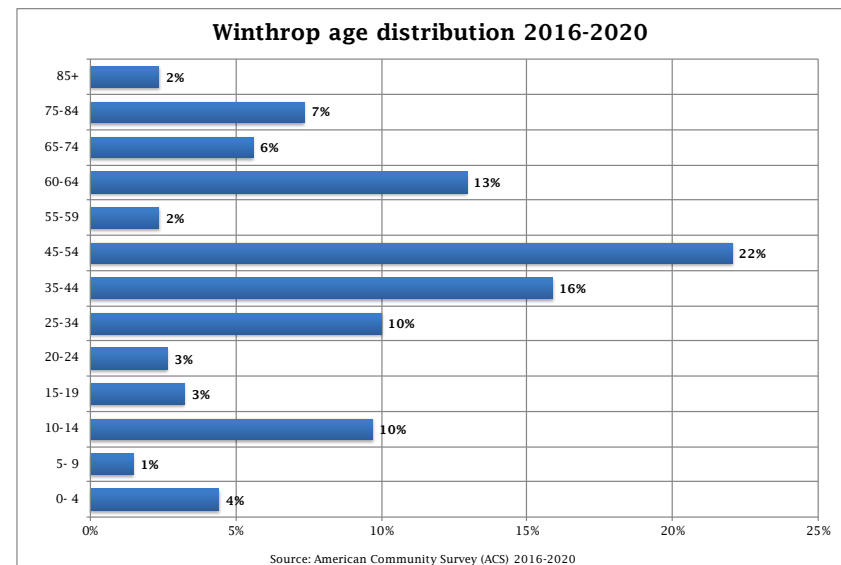
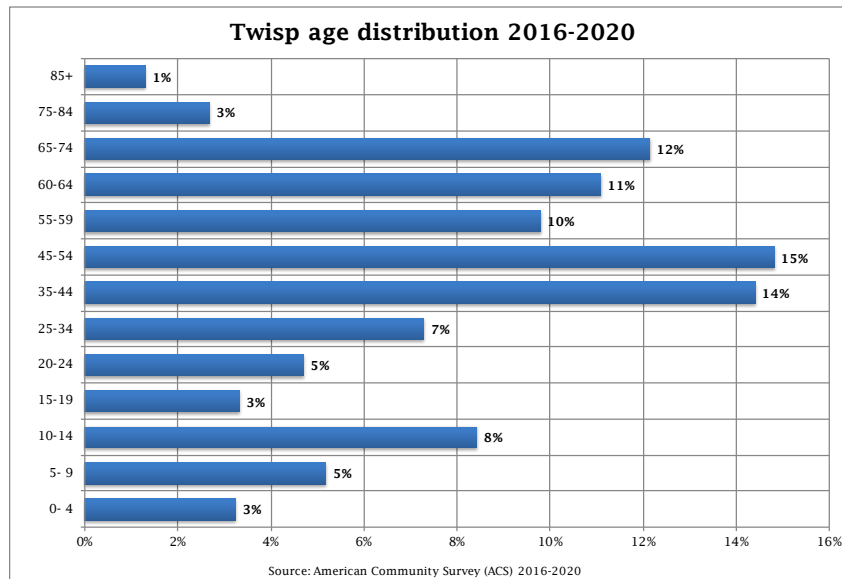
Winthrop's population - increased from 270 persons in 1930, the decade the Town was incorporated, to 504 persons by the year 2020 with the lowest annual average growth rate between 1980-1990 of -3.1% and the highest most recent average annual growth rate between 2010-2020 of 2.5%.

According to a 2021 analysis by the Methow Conservancy, the population within the Winthrop zip code (a larger area than Town limits) was 4,655 persons in 2020 of which 2,224 were part-time and 2,431 or 52.2% were full-time residents.

Neither Town's Comprehensive Plans project future population as growth will depend on water and sewer availabilities in future years as well as the extent to which the Methow Valley, and thereby the towns, continue to attract older and empty nester seasonal or second home households.



OFM Forecasting & Research Division | January 2018



Age distribution

Before World War II, the nation's population was distributed within a triangle (pyramid if male and female are arrayed side by side) where the greatest proportion of the population was in the youngest age group (0-5 years) that gradually declined in proportion into the older years due to age-related attrition until it reached zero or no living persons.

The war, however, displaced men from the home front putting off normal family rearing and fertility. When the war ended, and men returned, births were concentrated in the post-war years creating a “baby boom” or bulge in the age distribution.

Births, or the birth rate, declined after the “baby boom”, however, due to several post-war factors including an increasing divorce and marriage dissolution rate, a higher percentage of working mothers, and a desire for smaller families including an increasing proportion who do not desire having children. Health advances also increased life expectancies extending the proportion of the population that lives into advanced years.

Consequently, age distribution charts tend to reflect bulges rather than a triangle as the “baby boom” ages into the upper age brackets and the following population are proportionally smaller. An area's unique age-specific in-migration attractions or dis-attractions, however, can skew the bell-jar affect.

Washington State OFM makes age-specific projections for every county in the state using recent detailed trends in county births, deaths, and in-migration.

Okanogan County's 2015-2040 age distribution - reflects these factors as well as the unique attractions the county has for select age-related populations. Okanogan County had an atypical bell-jar form in 2015 reflecting the trends described above. By 2040, OFM expects Okanogan County will have an

almost equal proportion of all people in each age group from 0-4 to 80-84 with a slightly higher proportion in the senior most age groups from 85+ reflecting the county's continued aging.

Twisp's 2020 - age specific concentrations were somewhat reflective of the bell jar with a significant proportion in the middle family age groups with children but also with a significant concentration above age 64. Twisp is a working town with an employment base and attractions that still favor family age households.

If the city continues to attract persons from Okanogan County in the specific age groups that the city has in the past, however, the age form may continue to retain family age households but with a growing concentration in the senior most age groups from 60+.

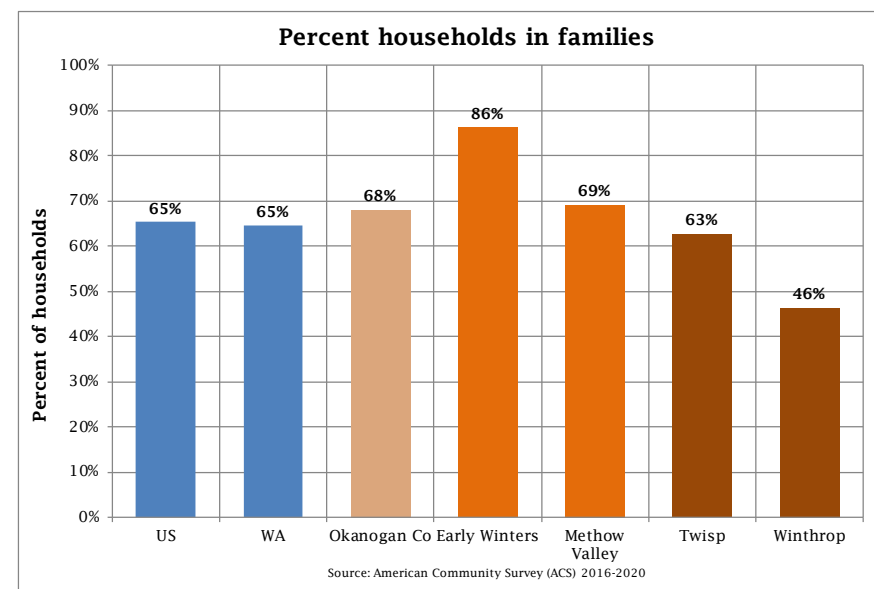
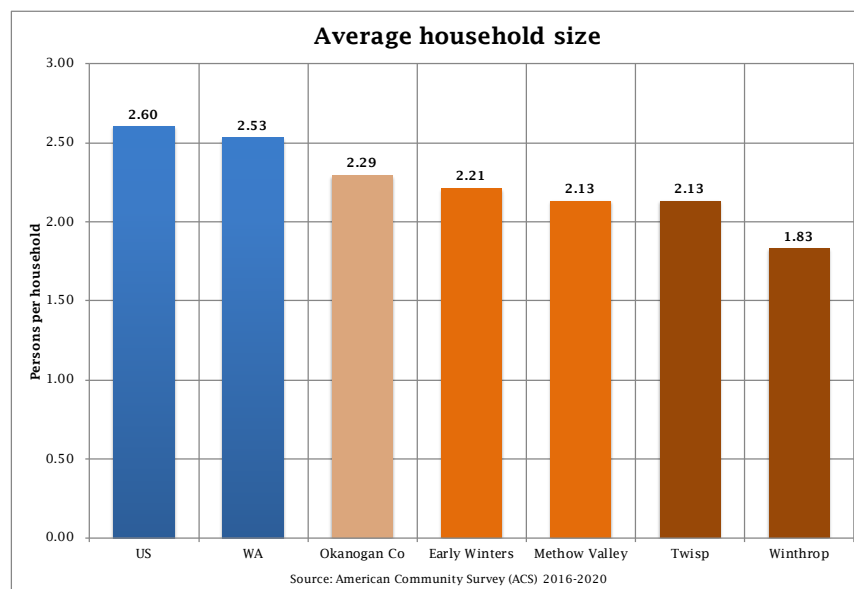
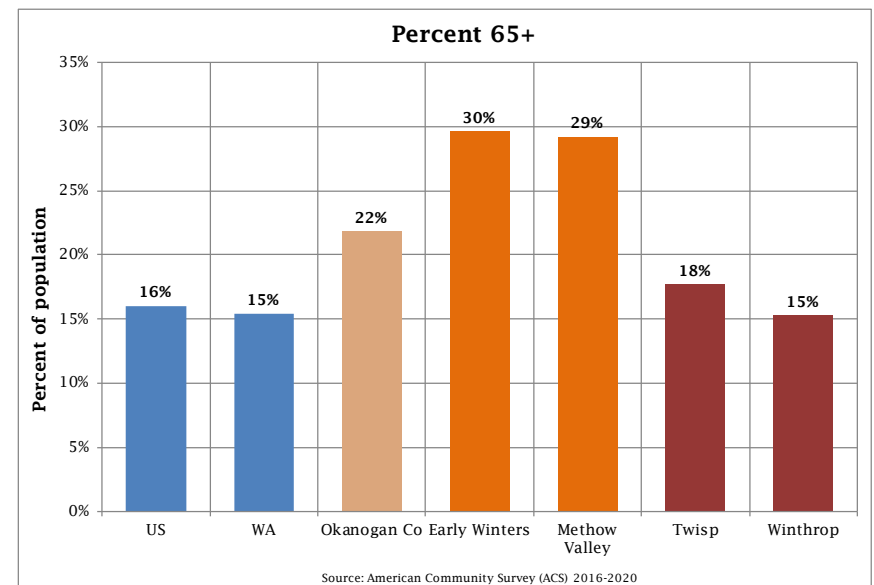
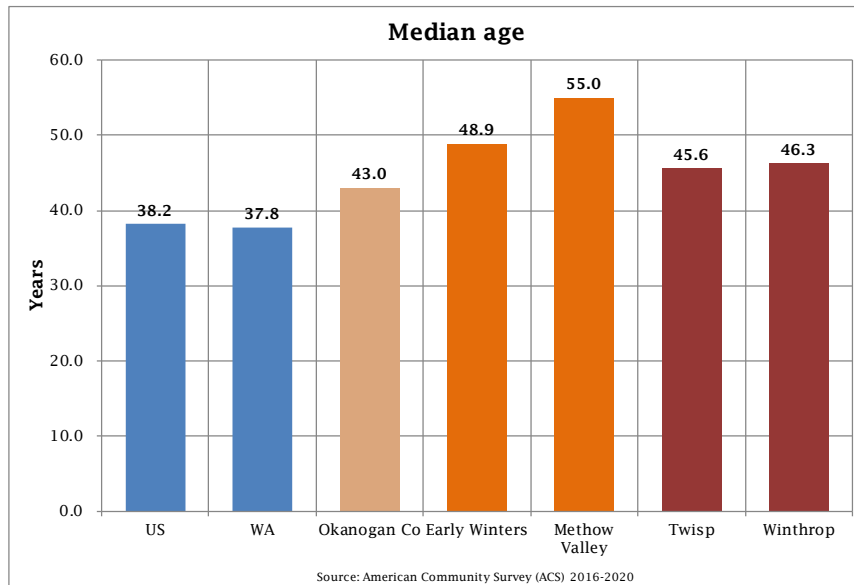
Winthrop's 2020 - age specific concentrations were barely reflective of the bell jar with a modest proportion in the middle family age groups with children but with a significantly larger concentration above age 64. In-migration of older, empty nester, and retirement age households is a factor accounting for the population age distribution in Winthrop due to the area's moderate climate, recreational amenities, and other attractions for these age and household groups.

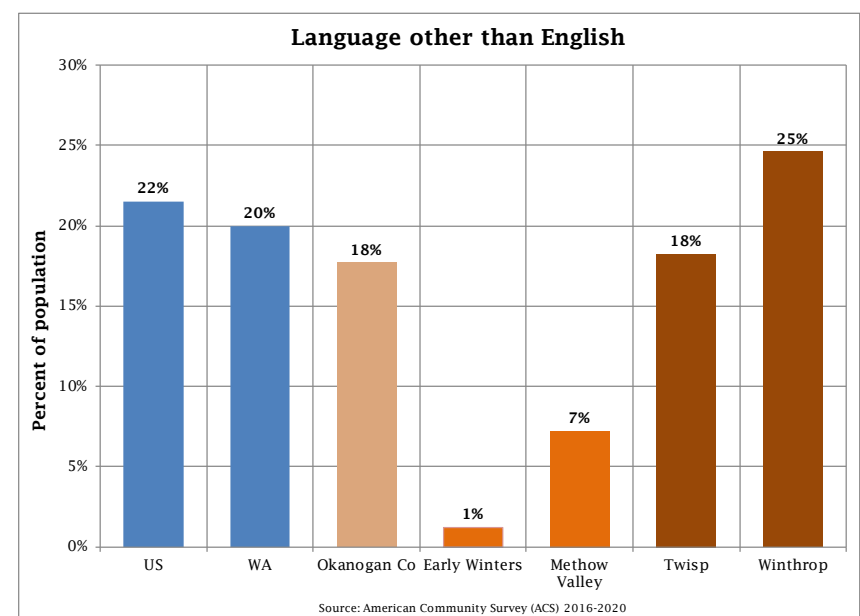
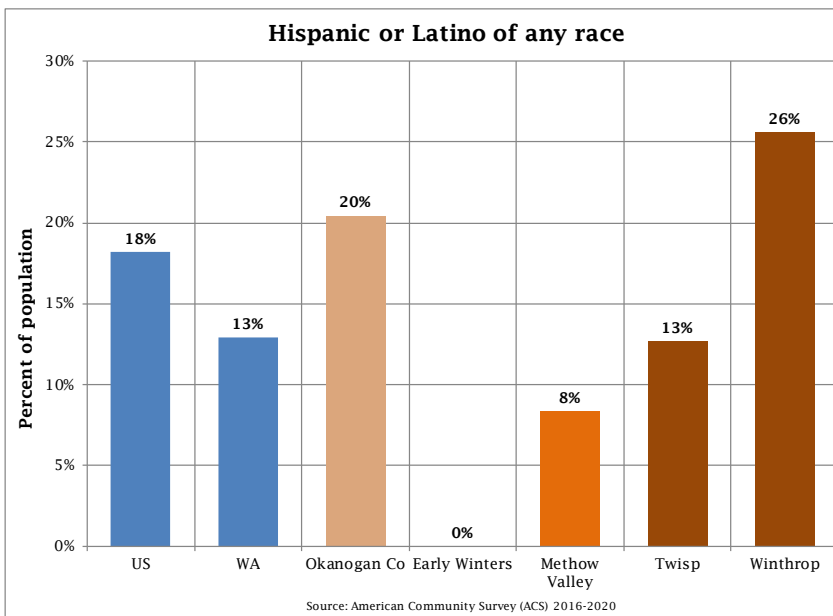
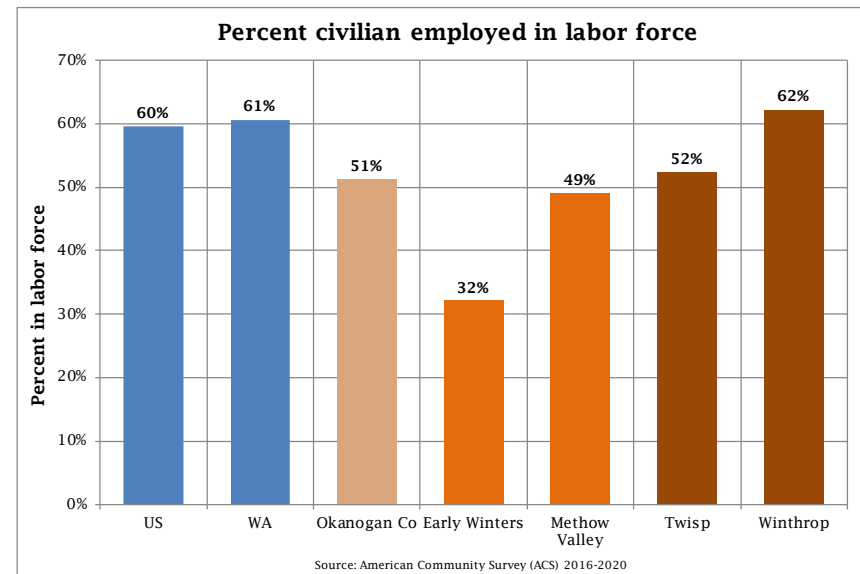
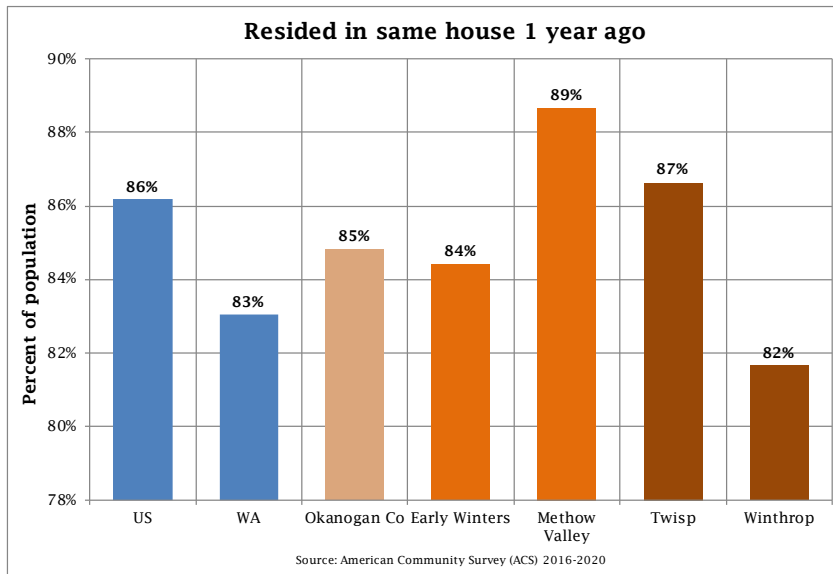
If the city continues to attract persons from Okanogan County in the specific age groups that the city has in the past, however, the age form will be decidedly top heavy in the senior most age groups from 60+.

Socioeconomic composition

The American Community Survey (ACS) - is an ongoing statistical survey by the US Census Bureau, sent to approximately 250,000 addresses monthly (or 3,000,000 per year). The ACS regularly gathers information previously







contained only in the long form of the decennial census. It is the largest survey other than the decennial census that the Census Bureau administers.

The following demographic characteristics are taken from the ACS's most current compilations for the combined 2016 to 2020 years for Twisp, Winthrop, Methow Valley CCD, Early Winters CCD, Okanogan County, Washington State, and the US.

Median age - in Winthrop is 46.3 and in Twisp is 45.6 that is lower than Methow Valley at 55.0 and Early Winters at 48.9 but higher than Okanogan County at 43.0, Washington State at 37.8, and the US at 38.2. The higher median age is due to the age-specific attractions Winthrop, Twisp, and Okanogan County have retained of existing residents and developed for in-migrating empty nester and retired households. The statistics will increase in the older age groups as life expectancies expand and these households remain resident in Winthrop and Twisp. Such older age concentrations, however, will require age-specific health, transportation, and other specialized services compared with other younger communities.

Percent of the population 65 years and older - in Winthrop is 15% and Twisp is 18% that is significantly lower than Methow Valley at 29%, Early Winters at 30%, and Okanogan County at 22% but comparable to Washington State at 15%, and the US at 16%. The statistics indicate rural households are considerably older in age composition than Winthrop and Twisp and may depend on the towns for social services and possibly for age-related housing.

Percent in families - in Winthrop is 46% and in Twisp is 63% that is significantly lower than Methow Valley at 69%, Early Winters at 86%, Okanogan County at 68% but comparable at least for Twisp with Washington State at 65%, and the US at 65%. However, a significant percent of older households is likely to be the surviving or remaining members of nuclear families or married couples living alone as individuals in housing units.

Smaller single individual or single person households need different housing stock than couples or families.

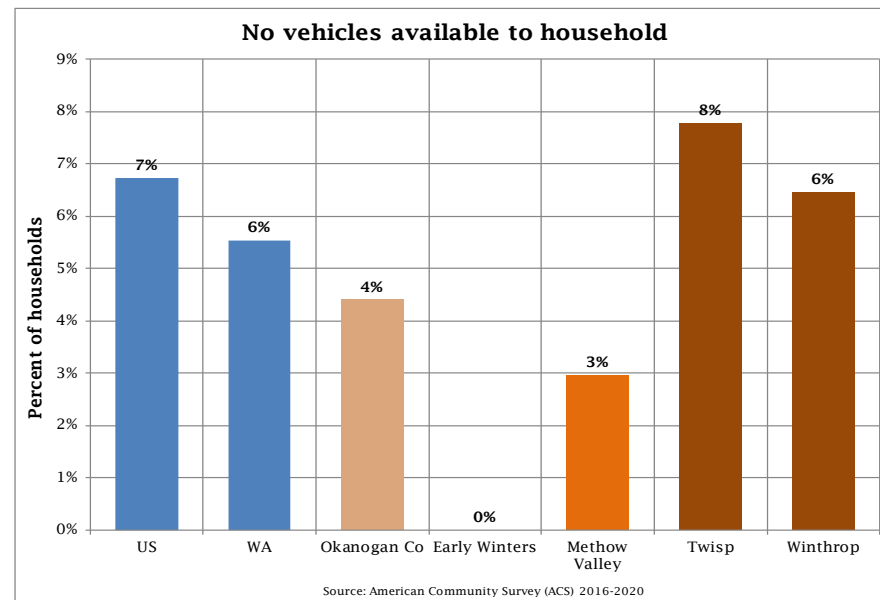
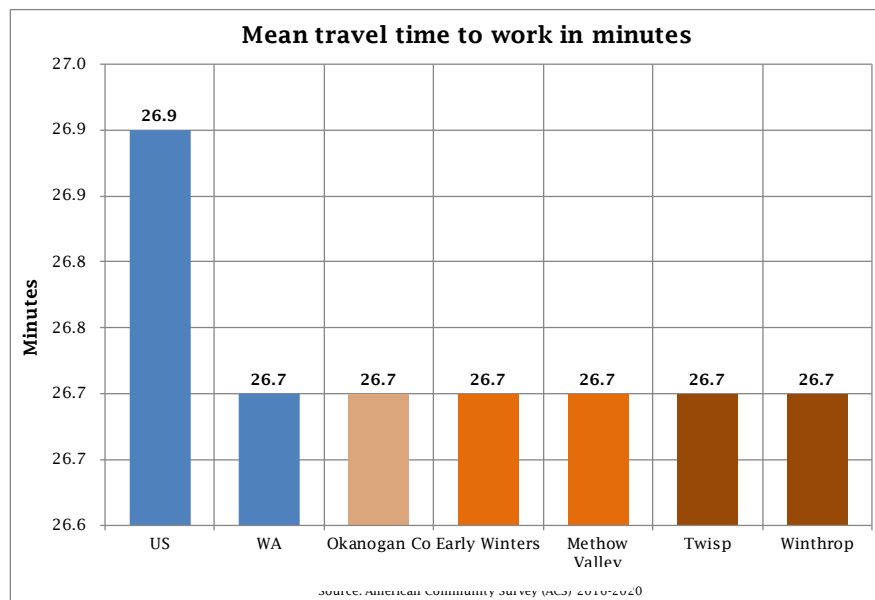
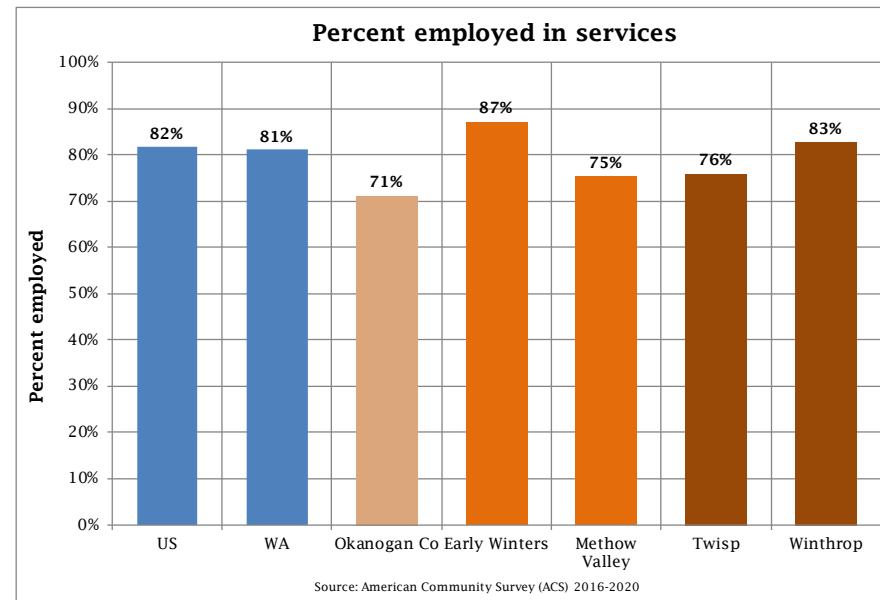
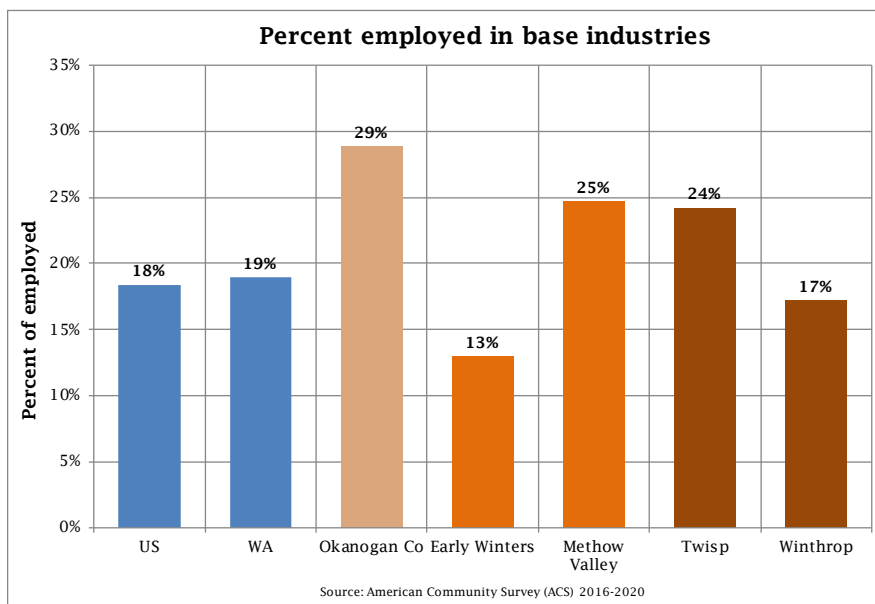
Average household size - in Winthrop is 1.83 and in Twisp is 2.13 that is lower than Methow Valley at 2.13, Early Winters at 2.21, Okanogan County at 2.29, Washington State at 2.53, and the US at 2.60. Smaller household sizes reflect the higher percent of older age, single individuals who comprise Winthrop and Twisp's population, not necessarily of smaller families in middle family age households.

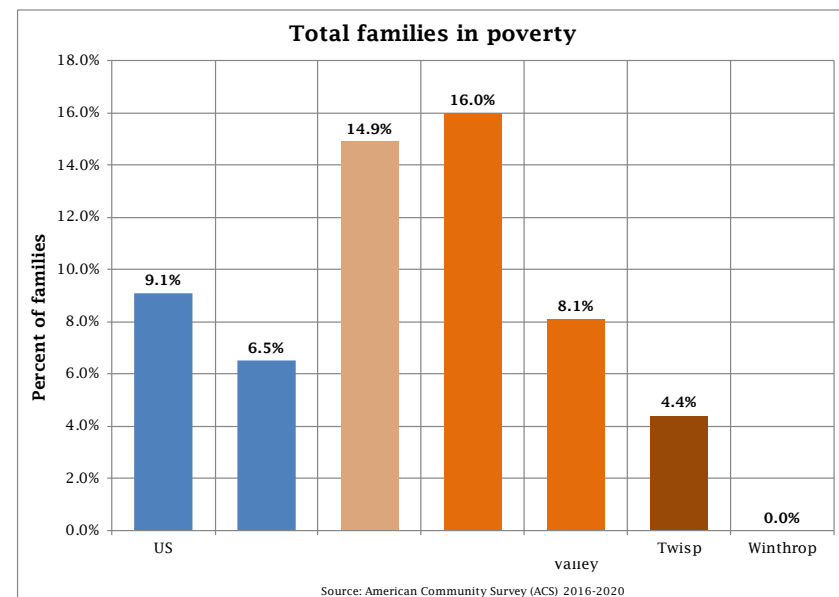
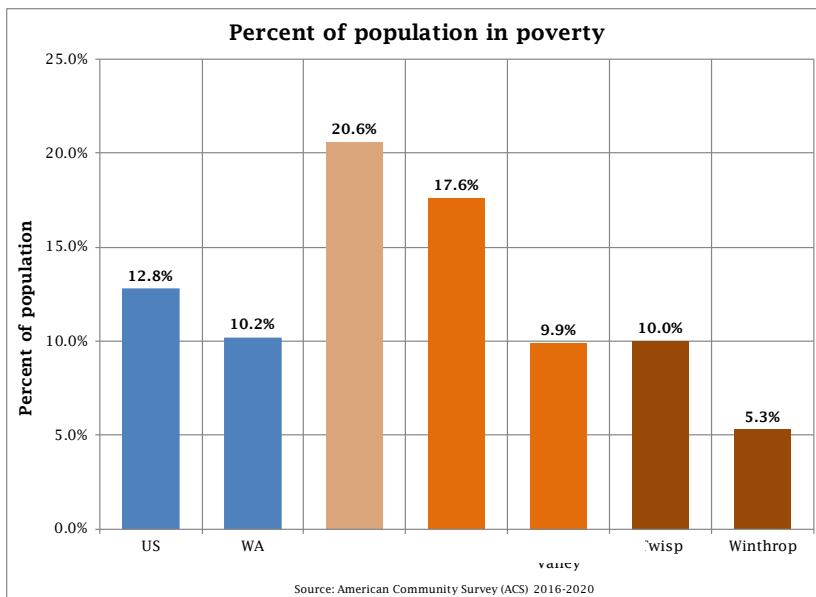
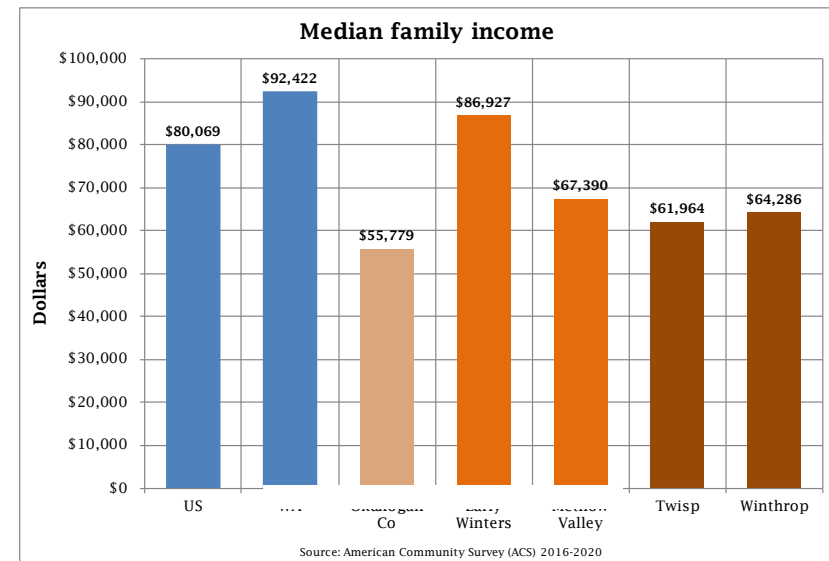
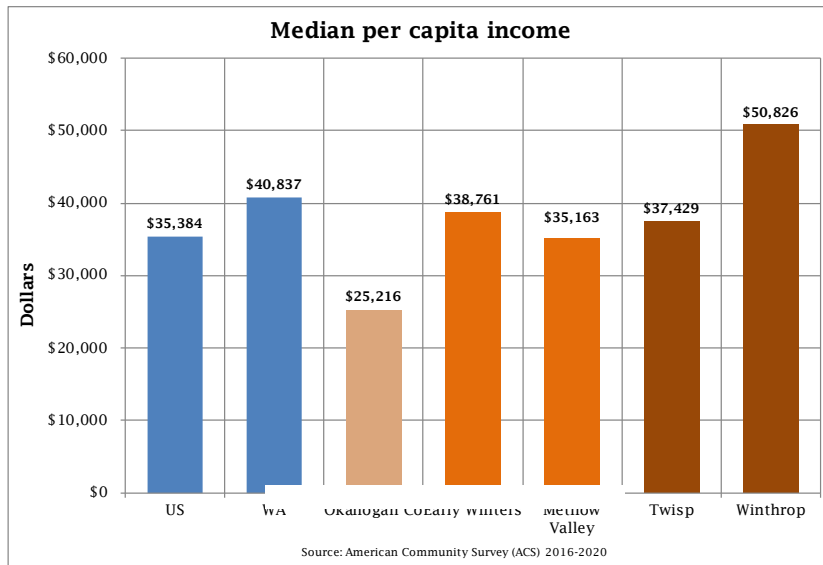
Percent resided in same house - over the age of 1 year the year before in Winthrop is 82% and Twisp is 87% that is lower than Methow Valley at 89% but in the case of Twisp higher than Early Winters at 84%, Okanogan County at 85%, Washington State at 83%, and the US at 86%. The high same house residency reflects the concentration of older and less mobile households attracted to Twisp's amenities more than Winthrop.

Ethnicity

Hispanic or Latino of any race - in Winthrop is 26% and in Twisp is 13% that in Winthrop's case is higher than Methow Valley at 8%, Early Winters at 0%, Okanogan County at 20%, Washington State at 13%, and the US at 18%. Hispanic in-migrating populations are concentrated in the agriculture, construction, and health care fields and have marginally been drawn to Winthrop based on the employment opportunities in these industrial sectors more so in Winthrop than Twisp.

Language other than English - in Winthrop is 25% and in Twisp is 18% that in Winthrop's case is higher than Methow Valley at 7%, Early Winters at 1%, Okanogan County at 18%, Washington State at 20%, and the US at 22%. The industries and occupations that draw non-English speaking populations to Winthrop may require English skills more than typical of Twisp or other areas.





Employment

Percent civilian employed in labor force - in Winthrop is 62% and in Twisp is 52% that in Winthrop's case is more than Methow Valley at 49%, Early Winters at 32%, and Okanogan County at 51% but comparable to Washington State at 61%, and the US at 60%. The low civilian labor force participation rates in Twisp, Methow Valley, Early Winters, and Okanogan County are due to the high concentration of older and retired persons in and the likelihood of higher concentrations of second homes.

Percent employed in base industries - in agriculture, forestry, fisheries, mining, construction, or manufacturing concerns in Winthrop is 17% and in Twisp is 24% that in Winthrop's case is lower than Methow Valley at 25%, Okanogan County at 29% but comparable to Washington State at 19%, and the US at 18%. The percent of employment in base industries has declined in recent years in the national economy as base industries automated, increased productivity, and procured or out-source more finished products from overseas market sources. Twisp's base employment ratio will likely remain high so long as the Twisp area's primary product is in resource related industries while Winthrop's may decline further as the area develops more tourist related activities.

Percent employed in service industries - in the communication, wholesale and retail trade, finance, professional, and governmental services in Winthrop is 83% and in Twisp is 76% that in Winthrop's case is slightly higher than Methow Valley at 75%, Okanogan County at 71% but comparable to Washington State at 81%, and the US at 82%. The percent of the workforce employed in service industries increases the more urbanized the area becomes or specializes in recreation, tourism, government, and education. The low concentration of employed persons in service sector activities in Twisp is a reflection of the town's rural employment and service characteristics. This low service employment ratio may increase

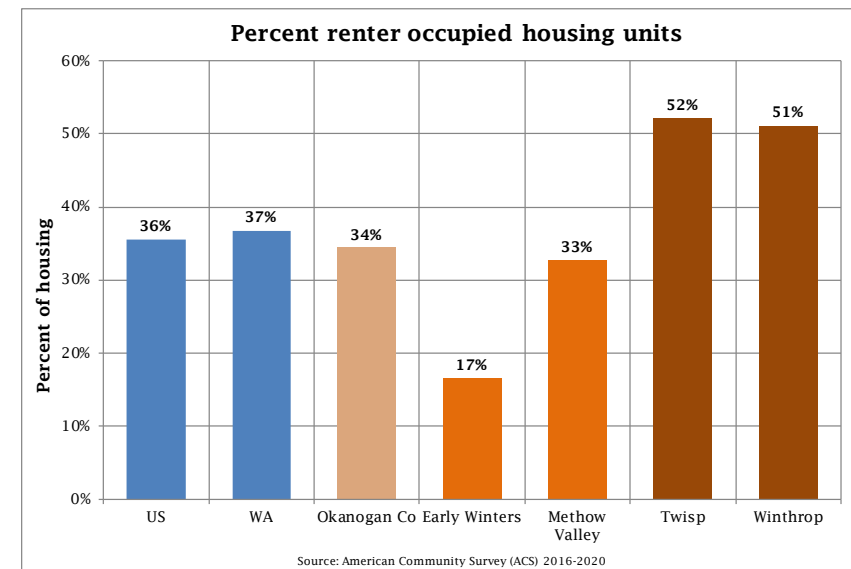
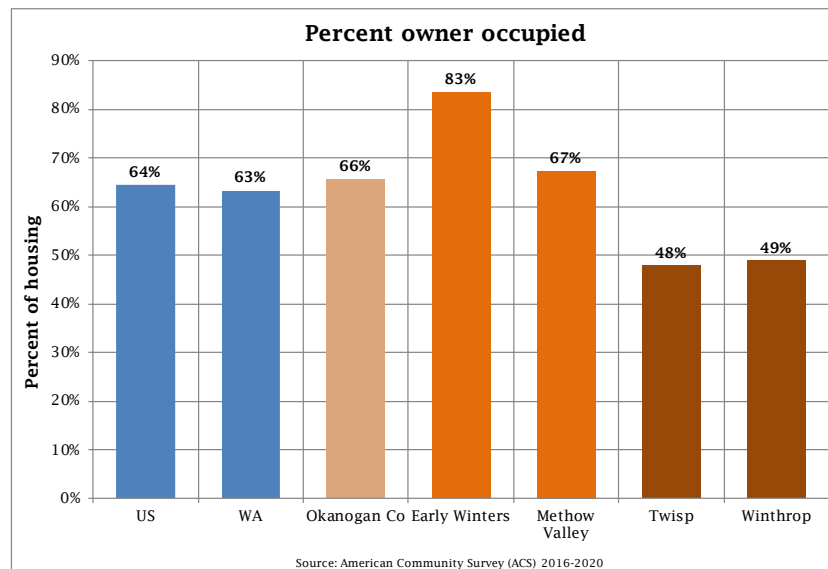
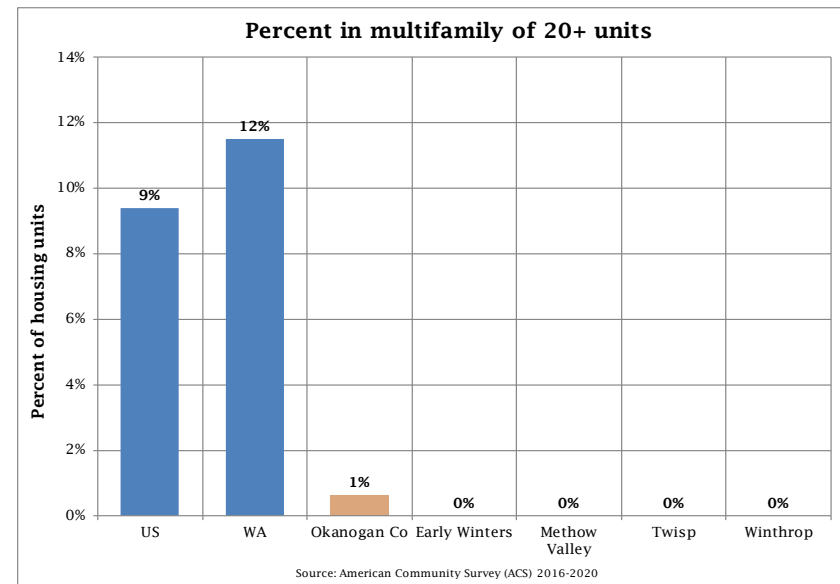
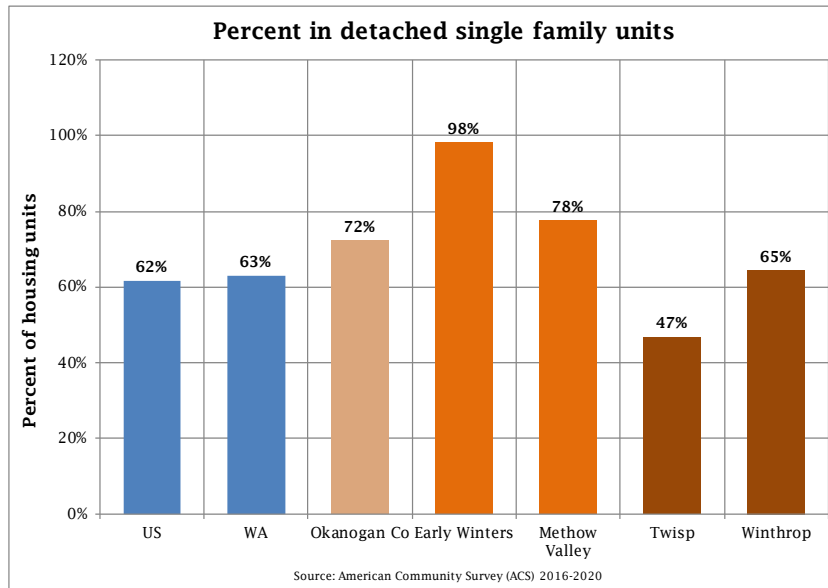
slightly if the area's economic activities diversify into more service-oriented industries or declines further if the older age populations cannot financially support the services necessary to sustain them.

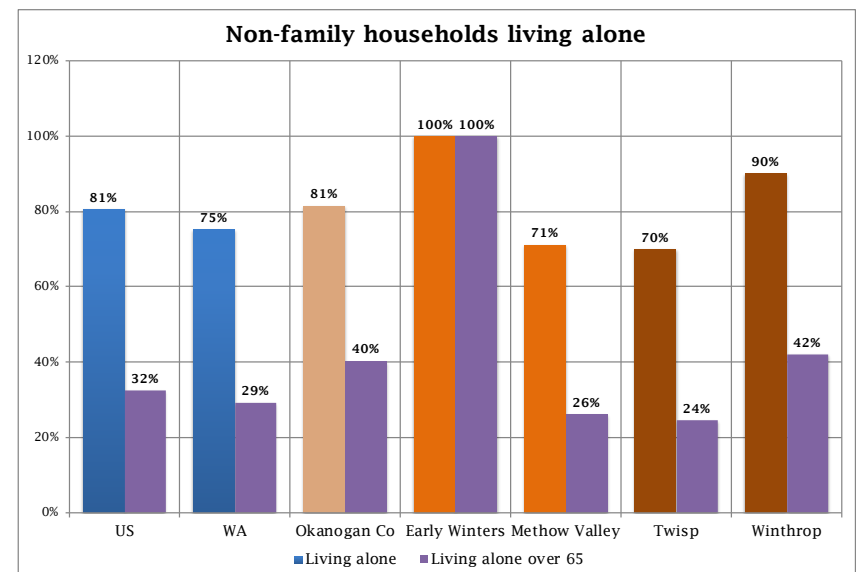
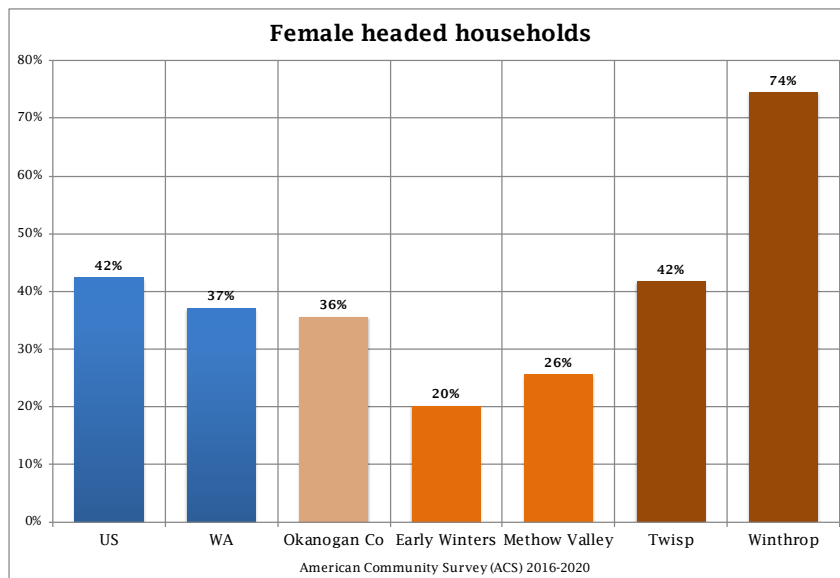
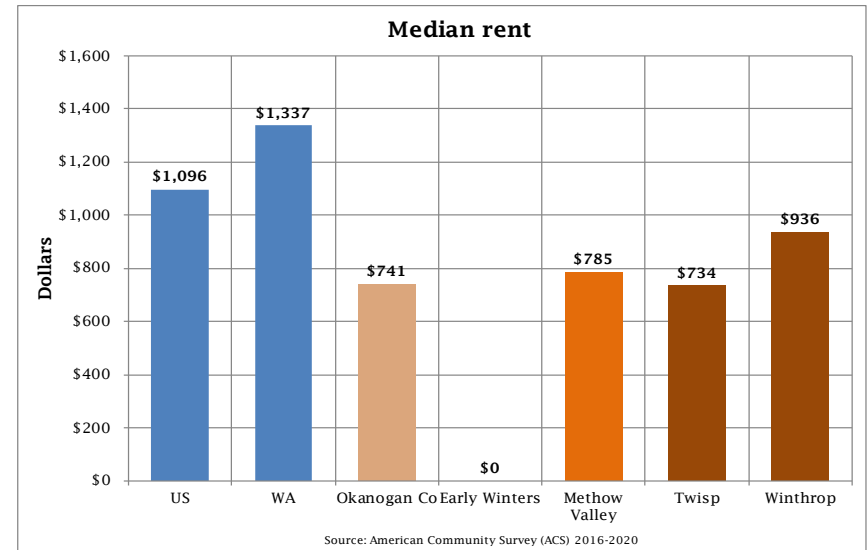
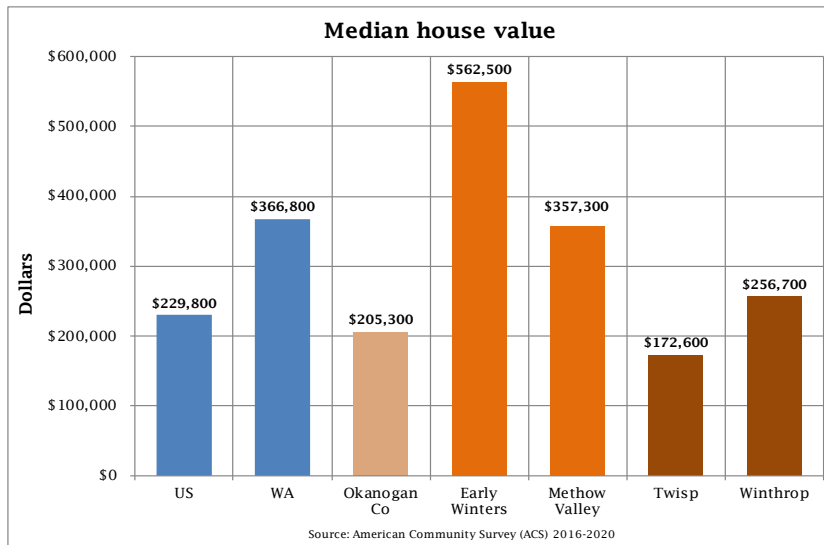
Mean travel time to work in minutes - in Winthrop and Twisp is 26.7 minutes that is equal to Methow Valley at 26.7 minutes, Early Winters at 26.7 minutes, Okanogan County at 26.7 minutes, Washington State at 26.7 minutes, and the US at 26.9 minutes. Travel times to places of work in Winthrop and Twisp are about the same as more urbanized and traffic congested areas in Washington State and the US due to the longer distance's town residents must travel to rural located employments.

No vehicles available in the household - in Winthrop is 6% and in Twisp is 8% that is slightly higher than Methow Valley at 3%, Early Winters at 0%, Okanogan County at 4%, but comparable to Washington State at 6%, and the US at 7%. The low vehicle statistic for Winthrop and Twisp is likely due to the high concentration in the population of older and possibly single households.

Income

Median per capita income - in Winthrop is \$50,826 and in Twisp is \$37,429 that in Winthrop's case is significantly higher than Methow Valley at \$35,163, Early Winters at \$38,761, Okanogan County at \$25,216, Washington State at \$40,837, and the US at \$35,384. Winthrop's high median per capita income is likely to be higher due to the proportion of smaller, individual households than the other comparable areas. The low median per capita income in Okanogan County is likely due to the lower ratio of employed persons in the population and probably reflects the lower income of older and retired persons from pensions, stocks, bonds, and other income transfer payments.





Median family income - in Winthrop is \$64,286 and in Twisp is \$61,964 that is comparable to Methow Valley at \$67,390 but higher than Okanogan County at \$55,779, and significantly lower than Early Winters at \$86,927, Washington State at \$94,422, and the US at \$80,069. Winthrop, Twisp, and Okanogan County workers are being paid rural rather than urban wages in base and resource-oriented industries. Winthrop's concentrated employment in these base sector jobs, which pay less than service sector jobs, is also a likely factor. Regardless of the source, Winthrop and Twisp households will be able to pay less for housing than comparable areas.

Percent of the population in poverty - in Winthrop is 5.3% and in Twisp is 10.0% that in Winthrop's case is lower than Methow Valley at 9.9%, Early Winters at 17.6%, Okanogan County at 20.6%, Washington State at 10.2%, and the US at 12.8%. Winthrop's relatively low poverty percentages may be due to the more employed, smaller, individual working households than comparable areas.

Total families in poverty - in Winthrop is 0.0% and in Twisp is 4.4% that is significantly lower than Methow Valley at 8.1%, Early Winters at 16.0%, Okanogan County at 14.9%, Washington State at 6.5%, and the US at 9.1%. Winthrop and Twisp's family poverty statistics may reflect the higher percent of family households with working members than comparable areas.

Housing

Percent in detached single-family housing units - in Winthrop is 65% and in Twisp is 47% that in Twisp's case is lower than Methow Valley at 78%, Early Winters at 98%, Okanogan County at 72%, Washington State at 63%, and the US at 62%. Twisp's housing inventory includes several subsidized senior and affordable housing projects compared with the other areas.

Percent in multifamily of 20+ units - in Winthrop, Twisp, Methow Valley, and Early Winters is 0%, and Okanogan County is 1% that is significantly lower than Washington State at 12%, and the US at 9%. Multifamily developments in the area are typically duplex, triplex, quadplex, and other lower density housing types compared with the multistory dense multifamily developments in the urban areas.

Percent owner occupied - in Winthrop is 49% and in Twisp is 48% that is lower than Methow Valley at 67%, Early Winters at 83%, Okanogan County at 66%, Washington State at 63%, and the US at 64%. The relatively lower owner percentage may reflect Winthrop and Twisp's higher proportion of older single individuals who move from owner into renter status in retirement as well as in-migrant single and seasonal households.

Percent renter occupied - in Winthrop is 51% and in Twisp is 52% that is significantly higher than Methow Valley at 33%, Early Winters at 17%, Okanogan County at 34%, Washington State at 37%, and the US at 36%. Winthrop and Twisp's high renter percentage may be due to the higher proportion of older single individuals who work in service and seasonal jobs, and to the type and cost of housing for sale.

Median house values - in Winthrop is \$256,700 and in Twisp is \$172,600 that is significantly lower than Methow Valley at \$357,300, Early Winters at \$562,500, and Washington State at \$366,800 but comparable to Okanogan County at \$205,300 and the US at \$229,800. Winthrop and Twisp housing values will be lower than the more urban areas reflecting lower land costs, construction labor costs, and household buying power typical of rural areas. However, the inventory in both towns includes a larger proportion of older housing stock valued less than the recent single-family housing being built in the Methow Valley area for retired and seasonal households.

Median rent - In Winthrop is \$936 and in Twisp is \$734 that is comparable to Methow Valley at \$785 and Okanogan County at

\$741 (there is no rental housing in Early Winters), but lower than Washington State at \$1,337, and the US at \$1,096. Generally, rents in Winthrop and Twisp reflect the same market conditions that affect owner house values - lower land and construction costs, and household buying power typical of more rural areas. A considerable proportion may also include older and owner to rental converted housing stock.

Households

Percent of female-headed households - in Winthrop is 74% and in Twisp is 42% that in Winthrop's case is higher than Methow Valley at 26%, Early Winters at 20%, Okanogan County at 36%, Washington State at 37%, and the US at 42%. The high rate of female-headed households is a concern as this type of household is vulnerable in the housing market particularly if elderly subsisting on fixed or limited incomes or raising children with or without income assistance. Female-headed households also have problems establishing credit particularly if re-entering the workforce after a death or divorce.

Percent of non-family households living alone - in Winthrop is 90% and in Twisp is 70% that is comparable to Methow Valley at 71%, higher than Okanogan County at 81%, Spokane County at 79%, Washington State at 77%, and the US at 81%. Winthrop-Twisp's high rate of non-family households living alone is likely a reflection of its high proportion of senior and elderly households.

Percent of non-family households living alone over age 65 - in Winthrop is 42% and in Twisp is 24% that in Twisp's case is comparable to Methow Valley at 26%, Washington State at 29%, and the US at 32%. In Winthrop's case is comparable to Okanogan County at 40% but significantly lower than Early Winters at 100%. Individuals over age 65 living alone are of concern as they may have lost a partner and the partner's income benefits and may not have other family members

residing within the area who can provide care and other assistance.

Conclusions

Twisp - in comparison to Methow Valley, Early Winters, Okanogan County, Washington State, and the US, Twisp has a comparable percentage of employed persons (52%), in base industries (24%), in female headed households (42%), in non-family households (70%), who resided in the same house 1 year ago (87%), in households with no vehicle available (8%), with per capita income (\$37,429, family income (\$61,964), of population in poverty (10.0%), of families in poverty (8.1%), of median rent (\$734), of Hispanic or Latino race (13%), speaking language other than English (18%), of non-family households living alone (70%), that are over 65 (24%).

Twisp has a **lower** percentage in single-family housing (47%), of median house value (\$172,600), and owner-occupied housing (48%) reflecting the town's concentration of older housing stock with some subsidized senior and affordable housing stock.

In summary, Twisp is a rural working-class community with middle family households with children with a growing proportion of older individuals reflective of the Methow Valley's base industries and retirement amenities and housing requirements that reflect such characteristics.

Winthrop - in comparison to Methow Valley, Early Winters, Okanogan County, Washington State, and the US, Winthrop has a comparable percentage of employed persons (52%), in female headed households (42%), in non-family households (70%), who resided in the same house 1 year ago (82%), in households with no vehicle available (6%), with family income (\$64,286), of population in poverty (10.0%), of families in poverty (8.1%), in single-family housing (65%), and of median house value (\$256,700).

Winthrop has a **higher** percentage of employed persons (62%), in service industries (83%), in female headed households (74%), in non-family households living alone (90%), that are over 65 (42%), with

per capita income (\$50,826), with higher rents (\$936), of Hispanic and Latino race (26%), speaking language other than English (25%), of non-family living alone (90%), over age 65 (42%). Winthrop has a **lower** percentage of population in poverty (5.3%) and of families in poverty (0.0%),

In summary, Winthrop is a tourist destination community with non-family single households including a high percentage of elderly individuals with higher per capita incomes from service jobs due to working individuals rather than family members and a growing proportion of older individuals reflective of the Methow Valley's tourist-based industry with housing requirements that reflect such characteristics.

Appendix B: Housing market trends

Washington Center for Real Estate Research (WCRER)

WCRER is an industry-focused unit within the Runstad Center for Real Estate Studies housed within the College of Built Environments at the University of Washington (UW). The Board of Regents at Washington State University (WSU) initially established the WCRER to provide a bridge between academic study and research on real estate topics and the professional real estate industries. It served that mission at WSU until merging with the Runstad Center at the beginning of 2012.

Much of the work at WCRER is driven by the legislation (RCW 18.85.741) that created the real estate research fund surcharge on new real estate licensees and renewals. The purpose of a real estate research center in Washington State is to provide credible research, value-added information, education services and project-oriented research to real estate licensees, real estate consumers, real estate service providers, institutional customers, public agencies, and communities in Washington State and the Pacific Northwest region. The center may:

- Conduct studies and research on affordable housing and strategies to meet the affordable housing needs of the state.
- Conduct studies in all areas directly or indirectly related to real estate and urban or rural economics and economically isolated communities.
- Disseminate finding and results of real estate research conducted at or by the center or elsewhere, using a variety of dissemination media.
- Supply research results and educational expertise to the Washington state real estate commission to support its regulatory functions, as requested.
- Prepare information of interest to real estate consumers and make the information available to the public, universities, or colleges, and appropriate state agencies.

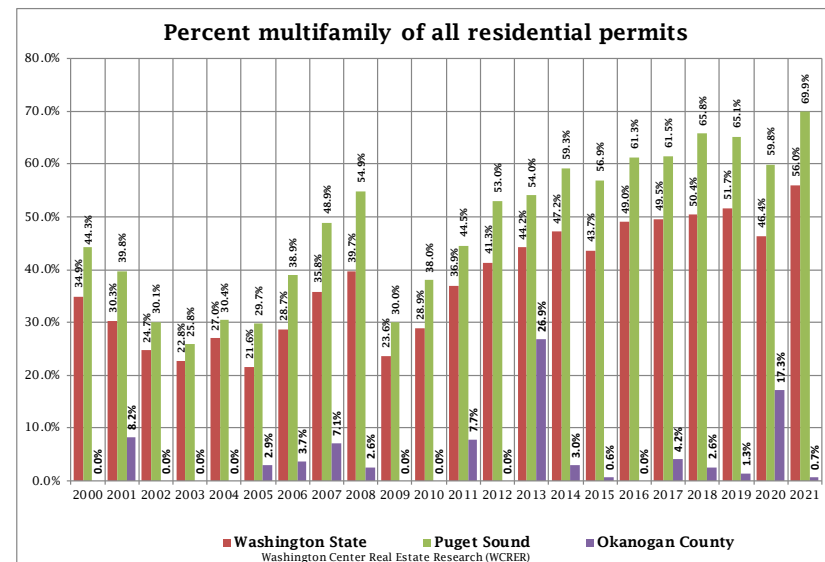
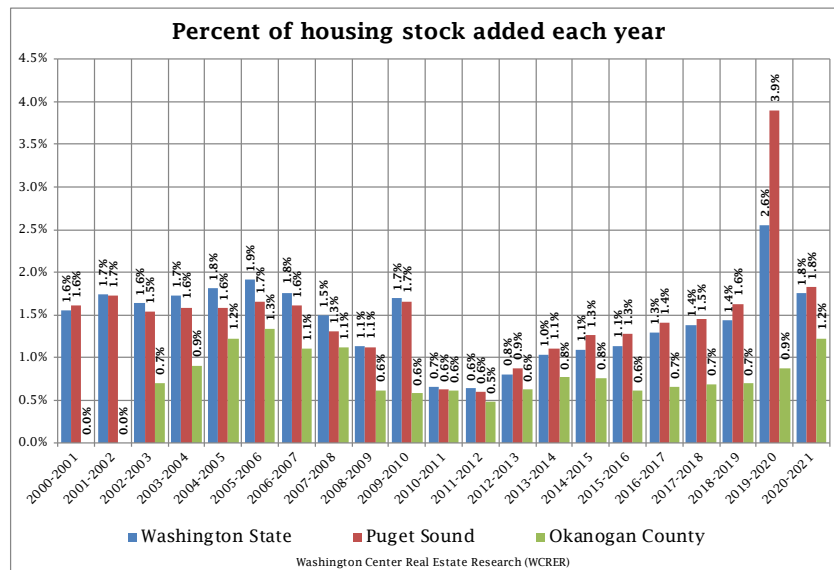
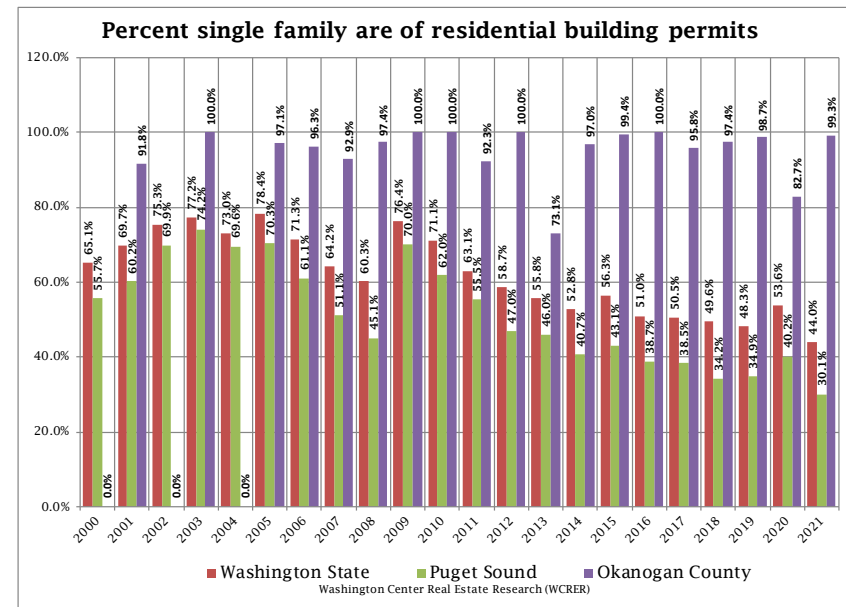
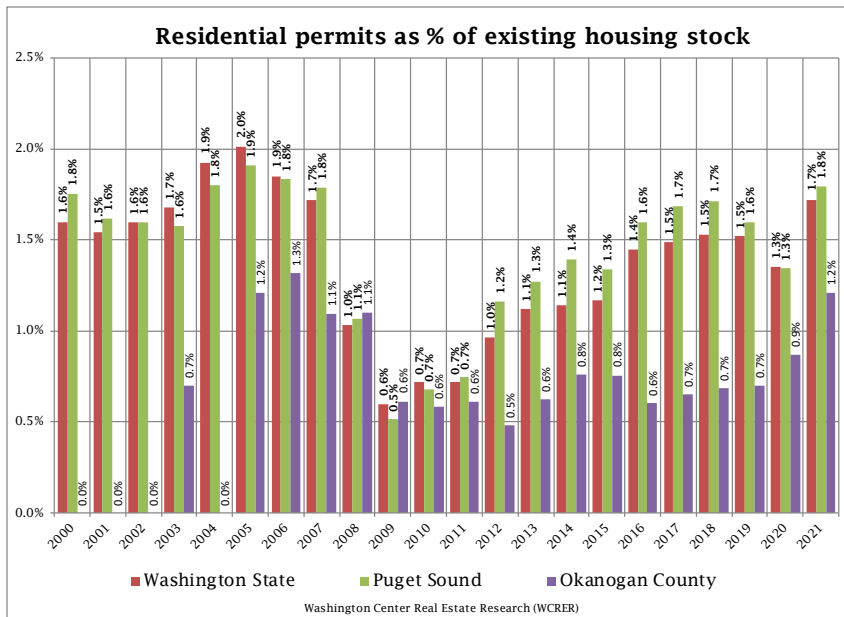
- Encourage economic growth and development within the state of Washington.
- Prepare information of interest to real estate consumers and make the information available to the public, universities, or colleges, and appropriate state agencies.
- Encourage economic growth and development within the state of Washington.
- Support the professional development and continuing education of real estate licensees in Washington.
- Study and recommend changes in state statutes relating to real estate.
- Develop a vacancy rate standard for low-income housing in the state.

WCRER collates real estate data and trends including building permits, construction, sales, and vacancies on a county and statewide basis. The most recent data available from WCRER is for 2021.

Residential permits approved as a percent of existing housing stock

- in Okanogan County were 1.2% in 2021 which was higher than any year since 2006 when the percent was 1.3%. Okanogan County's 1.2% in 2021, however, was lower than Puget Sound (King, Kitsap, Pierce, and Snohomish County) at 1.8%, and Washington State at 1.7%. Past peak housing permitting or speculating years for all areas was 2005-2007 during the housing boom compared with the housing bust in 2009. Residential permit activity, however, is not necessarily a reflection of what was developed.

Percent multifamily of all residential building permits - in Okanogan County was 0.7% in 2021 compared with Puget Sound at 69.9%, and Washington State at 56.0%.



Residential permit activity reflects the demand for multifamily housing in urban areas where most population growth is occurring. The trend is not apparent in Okanogan County due to rural lifestyle and development that has been typical of the Methow Valley area.

Percent single family are of residential building permits - in Okanogan County was 99.3% in 2021 compared with Puget Sound at 30.1%, and Washington State at 44.0%. The high percentage in Okanogan County reflects the continued demand for rural, low density, single-family lifestyle by permanent and in-migrating seasonal or second home households.

Percent of housing stock added each year - in Okanogan County was 1.2% in 2020-2021 compared with Puget Sound at 1.8%, and Washington State at 1.8%. Peak housing construction years for all areas except Okanogan County was 2019-2020 during the housing recovery.

Percent multifamily are of total housing inventory - in Okanogan County was 27% in 2021 compared with Puget Sound at 40%, and Washington State at 36%. The percentage of total housing stock in multifamily units in Okanogan County reflects the county's growing urbanization compared with the rural low-density low population concentration in Twisp.

Okanogan County housing sales

Percent of existing housing stock sold per year - in Okanogan County was 2.4% in 2021 compared with 3.7% in Puget Sound and 3.8% in Washington State. The turnover rate is rebounding somewhat after the meltdown in 2011 but remains relatively modest compared with 5.0% sales in Okanogan County in 2005 housing boom.

Median housing sales price - in Okanogan County was \$309,000 in 2021 compared with Puget Sound at \$697,090, and

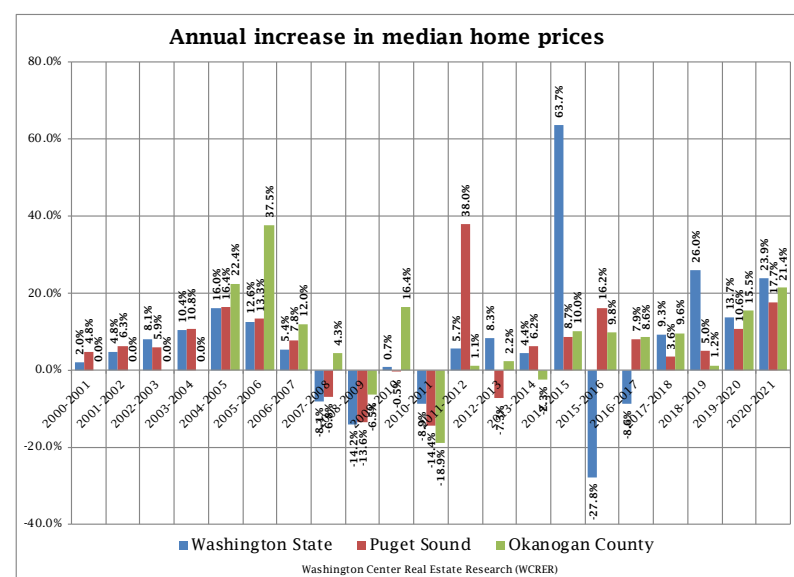
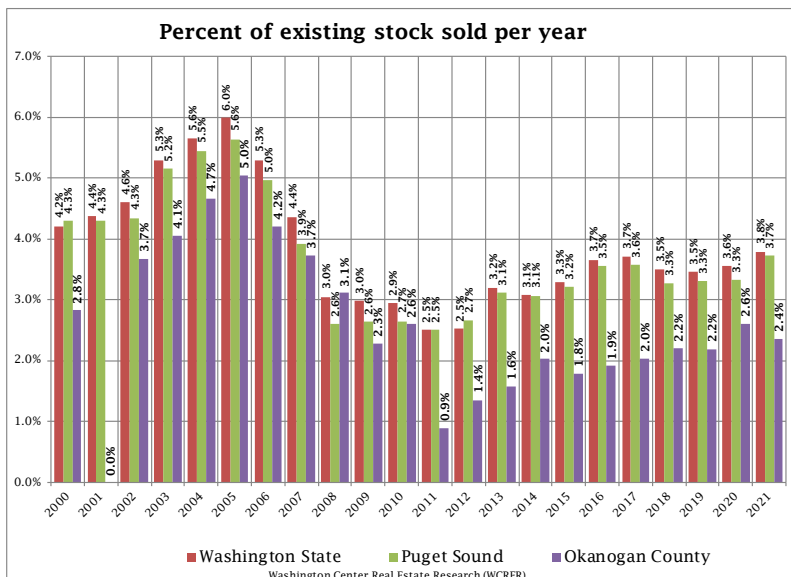
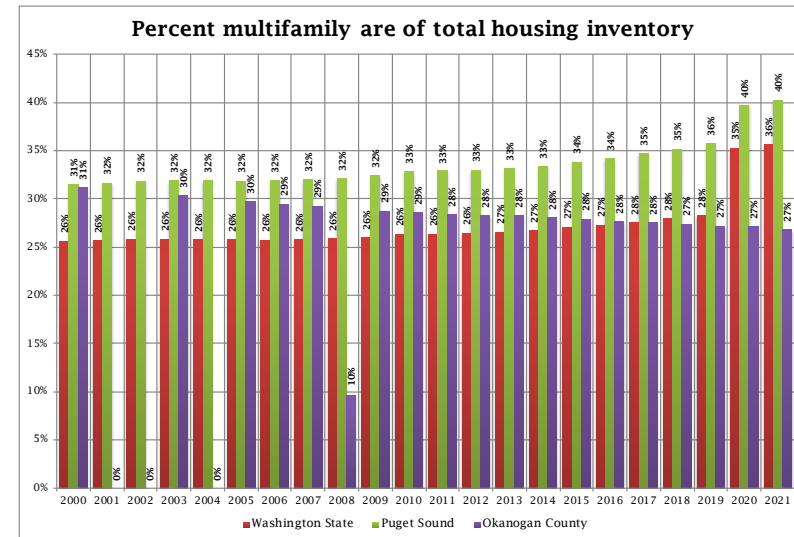
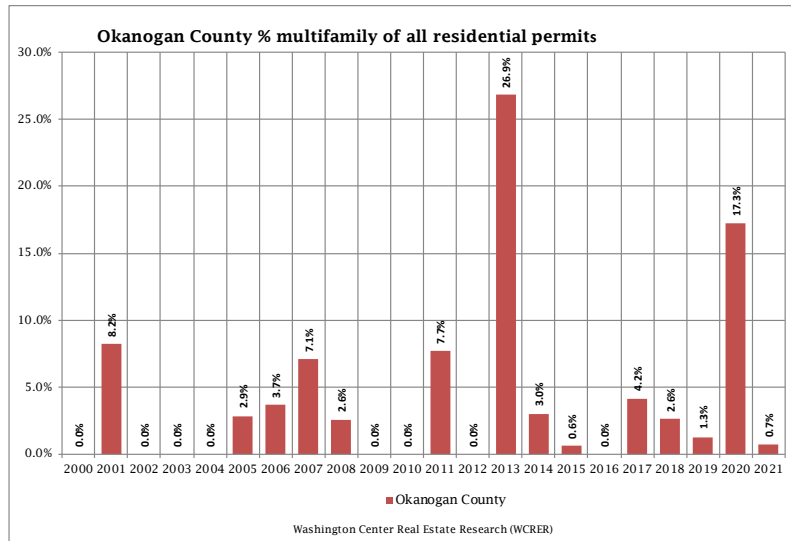
Washington State at \$560,400. Sales prices have recovered from the housing bust in 2008-2014 in Okanogan County but are lower on average due to the more rural county market compared with Puget Sound and Washington State.

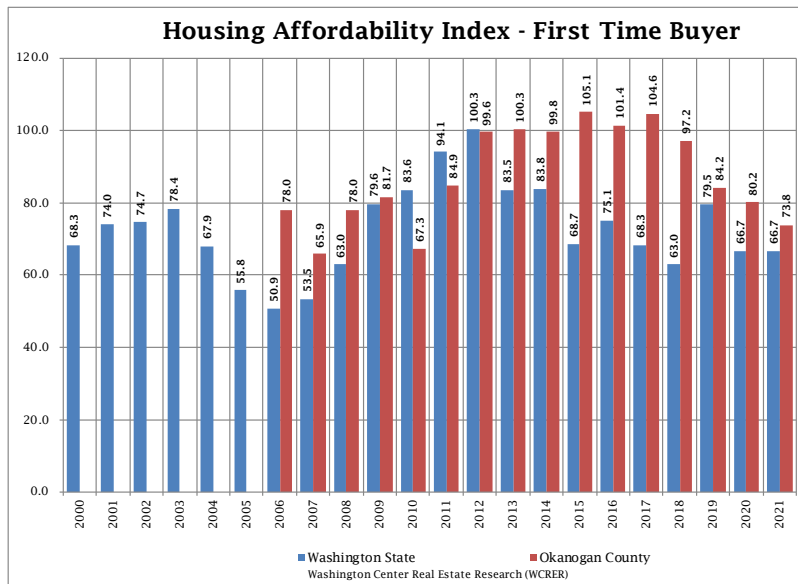
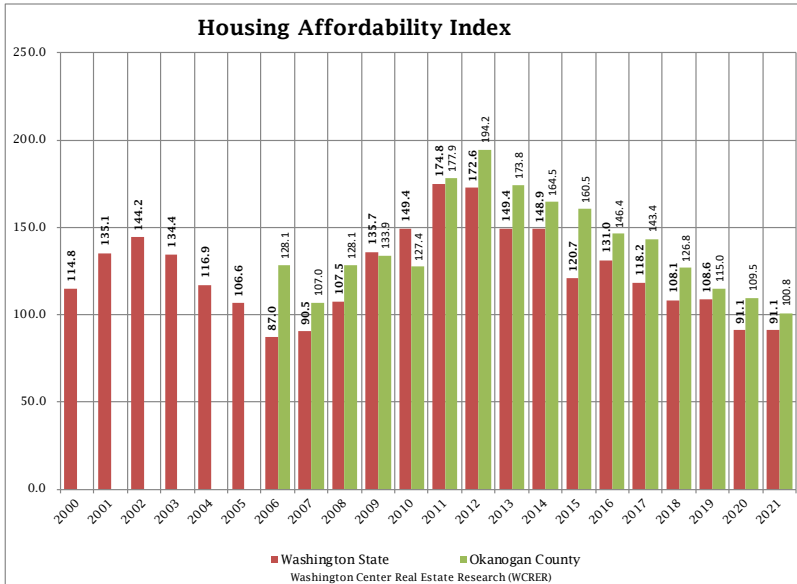
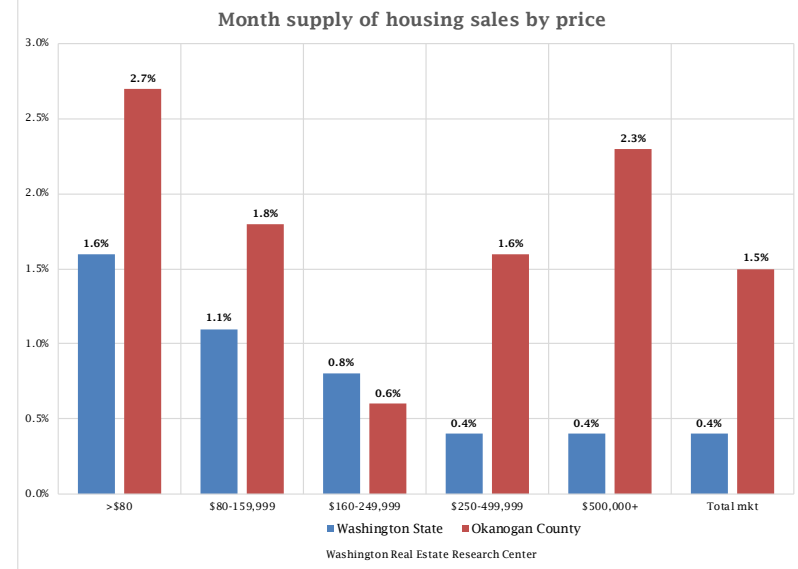
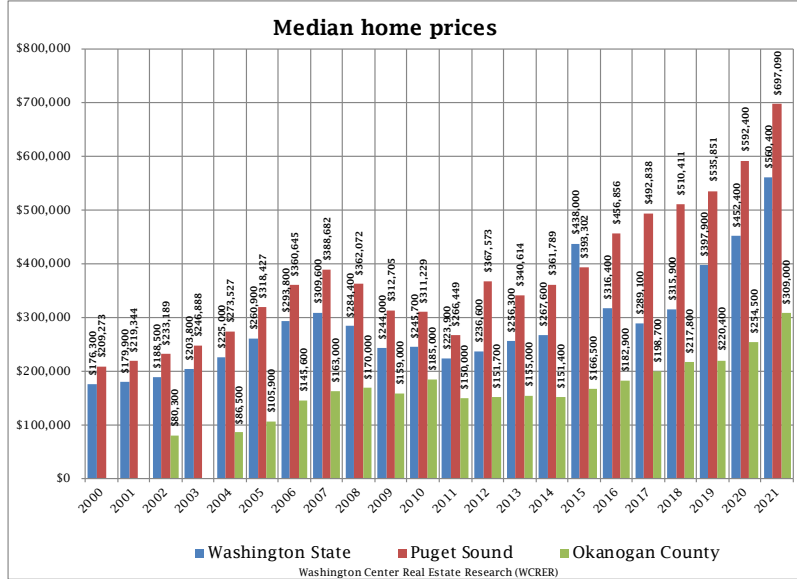
The annual increase in median home price - in Okanogan County fluctuated from a low of -18.9% in 2010-2011 during the housing bust to 21.4% increase in 2020-2021 compared with Puget Sound's increase of 17.7% and Washington State's increase of 23.9%. Okanogan County's 2010-2011 meltdown was more pronounced than Puget Sound and Washington State though all areas have recovered in the years since.

Methow Valley trends

Windermere Real Estate/Methow Valley tracks home sales within the Methow Valley using Multiple Listing Service (MLS) data along with proprietary off-market data. According to Windermere's 2021 report:

- **Total sales volume** - of all land and property sales increased 12% in 2021 over 2020 and 59% over 2019.
- **Number of sales in 2021** - was down 21% while the median sales price went up 39%.
- **Pending listings** - were significantly down by 33% resulting in fewer transactions in 2022 because of lack of available inventory and increased demand.
- **Current listings** - include 18 vacant lands, 10 single-family houses, and 5 commercial properties.
- **Total sales by market segment** - include 54% in single-family, 45% in vacant land, and 1% in commercial/business opportunities.
- **Total sales by area** - include 38% in Twisp, 24% in Twisp, 22% in Mazama, 11% in Methow, and 5% in Carlton.
- **Single-family sales volume** - increased 18% with a 40% increase in the average price but a 16% decrease in the number of houses sold.





- **Single-family sales prices** - were primarily in the \$400,000-\$600,000 price range with 23% above \$800,000 increasing the median price to \$525,000.

Housing affordability

Housing Affordability Index (HAI) is based on the ability of a middle-income family to acquire a median price home under typical market rate down payment requirements (20%) and mortgage terms (30-year) and interest rates assuming lending institutions will not underwrite a home loan with monthly payments that exceed 25% of the buyer's income. An index of 100 reflects a balance between a family's ability to pay and the cost of housing. An index above 100 indicates housing is more affordable while an index below 100 indicates housing is less affordable.

Housing Affordability Index (HAI) - fell on a statewide basis to 87.0 in 2006 during the housing bust then improved to 174.9 in 2011 as the economy recovered then declined to 91.1 in 2021. Likewise, Okanogan County's HAI declined to 107.0 in 2007 then improved to 194.2 in 2012 then declined to 100.8 in 2021.

The HAI may continue to "decline" as the housing market rebounds increasing the value and thus purchase price of existing housing and decreasing household income buying or renting power as a relative proportion.

Housing Affordability Index (HAI) First-Time Buyer - measures first-time buyers purchasing ability assuming a first-time buyer has an income 70% of the median household income, buying a house that is 85% of the area's median price, with a 30-year loan, 10% down payment, with principal and interest payments of up to 25% of household income.

Statewide the First-Time Buyer HAI declined to 50.9 in 2006 then improved to 100.3 in 2012 to decline again to 66.7 in 2021.

Likewise, Okanogan County's First-Time buyer HAI declined from 65.9 in 2007 to improve to 105.1 in 2015 then declined to 73.8 in 2021.

First-time buyers' ability to purchase housing in Okanogan County reflects the same issues affecting other buyers in in other areas where home prices have continued to increase out of reach.

Month supply of housing sales by price - collates the percent of all sales by price ranges. In Okanogan County in 2021, approximately 1.5% of all housing stock sold compared to 0.4% of Washington State. Washington State monthly sales declined from 1.6% below \$80,000 in value to 0.4% over \$500,000. Okanogan County's monthly sales, however, were highest at 2.7% for houses valued under \$80,000 and 2.3% of houses valued over \$500,000 reflecting the county's growing concentration of very low and very high-income households.

Federal Housing Finance Agency (FHA) House Price Index (HPI) - is a broad measure of the movement of single-family house prices. The HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or re-financings on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975. The HPI serves as a timely, accurate indicator of house price trends at various geographic levels. Because of the breadth of the sample, it provides more information than is available in other house price indexes. It also provides housing economists with an improved analytical tool that is useful for estimating changes in the rates of mortgage defaults, prepayments and housing affordability in specific geographic areas.

Housing Price Index (HPI) - house prices are starting to fall and are expected to continue to decline in 2023 as interest rates increase from the record lows of 2021 making mortgages more

expensive and reducing demand in the housing market. The HPI increased in the US by 12.40% over the 12-month period from September 2021-2022 and 10.66% in Washington State. The monthly purchase only index value for the US in 2021 was 288.73 compared with 469.35 in Washington State where 100.0 is indexed to house purchase prices in January 1991. HPI increases indicate that incomes have not kept pace with housing prices.

Critical skill housing capabilities

Average inflation adjusted hourly wages - increased in Okanogan County from \$13.71 per hour in 1990 to \$19.55 in 2021 or by 42.6% compared to Washington State that increased from \$20.58 in 1990 to \$30.50 in 2021 or by 48.2%. Okanogan County's wages have increased at similar rates but considerably lower than Washington State. Okanogan County's principal industries are forestry, fishing, agriculture, and tourism while Washington State has a more balanced economy that includes higher paying manufacturing and service industries in the more urban areas.

Occupational Employment & Wage Estimates - are published by the Washington State Employment Security Department (ESD) for occupations in Washington State and for counties and major metropolitan statistical areas (MSAs). A sample of critical public and private skill occupations were taken from the 2020 ESD to compare their ability to pay for housing.

Critical skills comparisons - Okanogan County's average annual income for all workers in 2021 was \$40,664 compared with \$70,673 for police patrol officers, \$67,787 for accountants, \$65,577 for elementary teachers, \$62,978 for firefighters, \$46,703 for healthcare support workers, \$43,616 for construction laborers, \$34,191 for farmworker and laborer, \$32,364 for retail salesperson, \$29,027 for food preparation worker, and \$28,897 for cashier.

Housing capabilities - were calculated for each skill assuming buyers could spend 25% of household income for mortgage payment exclusive of utilities, taxes, insurance, and maintenance for a 30-year loan with 10% down and an interest rate of 4.0%, and renters 30% of household income for rent exclusive of utilities.

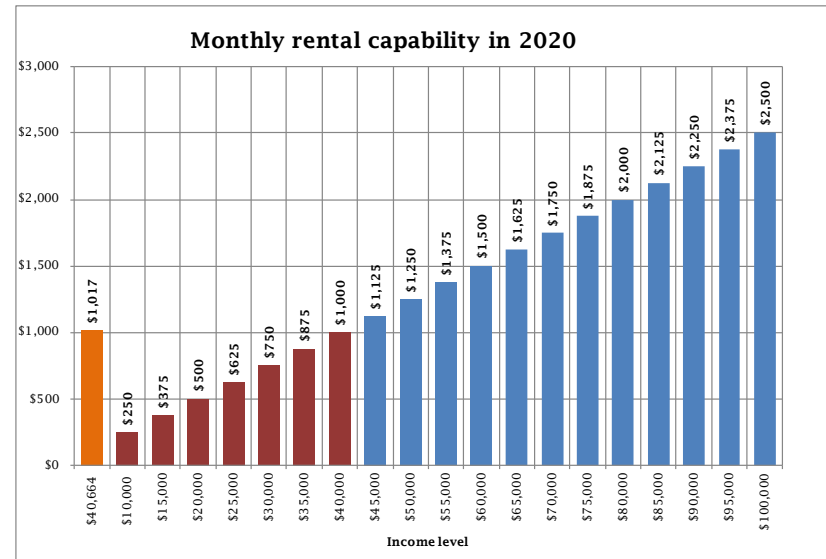
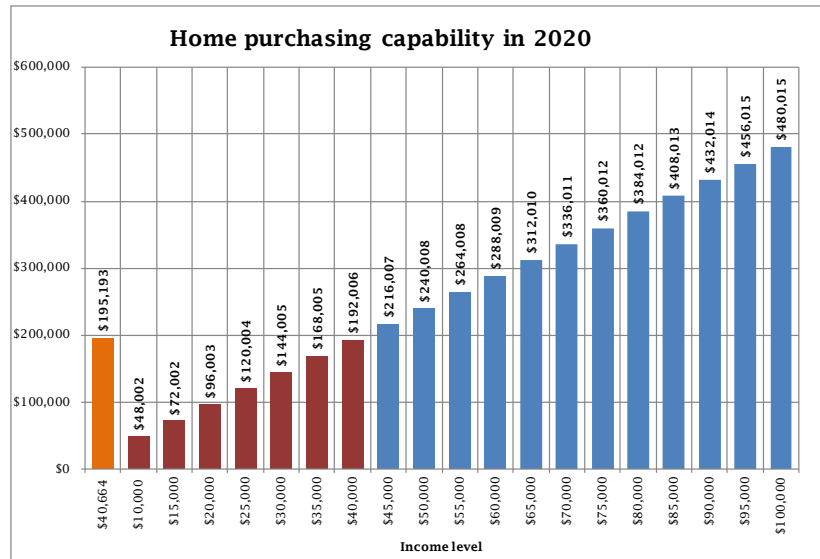
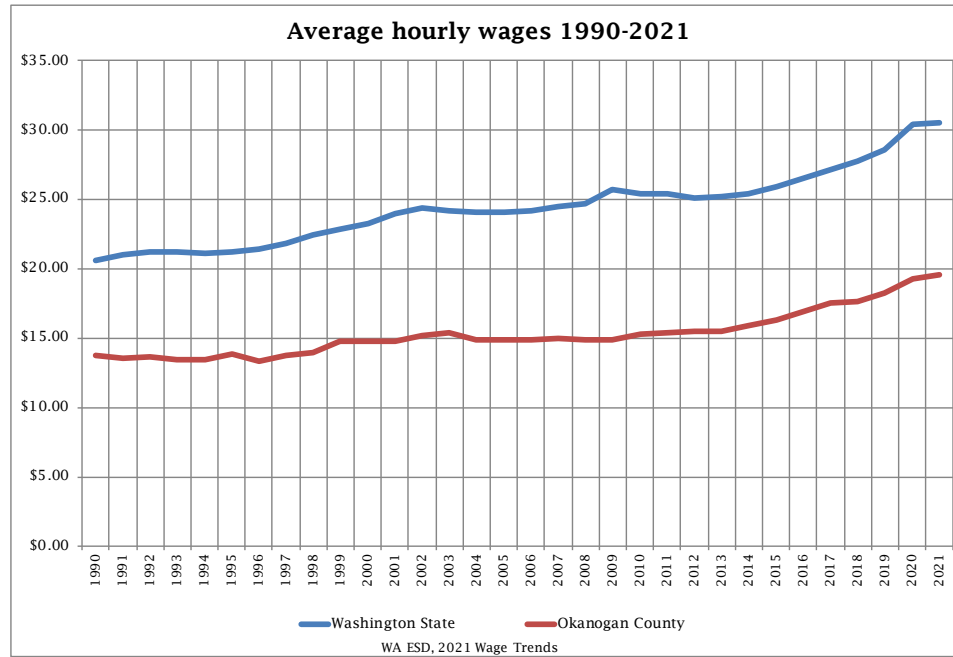
Critical skills buying capability - the median value of a house in Okanogan County in 2020 of \$205,300 and in Twisp of \$172,600 is beyond what could be financed with 25% of income exclusive of utilities, taxes, insurance, and maintenance by a farmworker at \$164,122, retail salesperson at \$155,352, food preparation worker at \$139,344, and cashier at \$138,710.

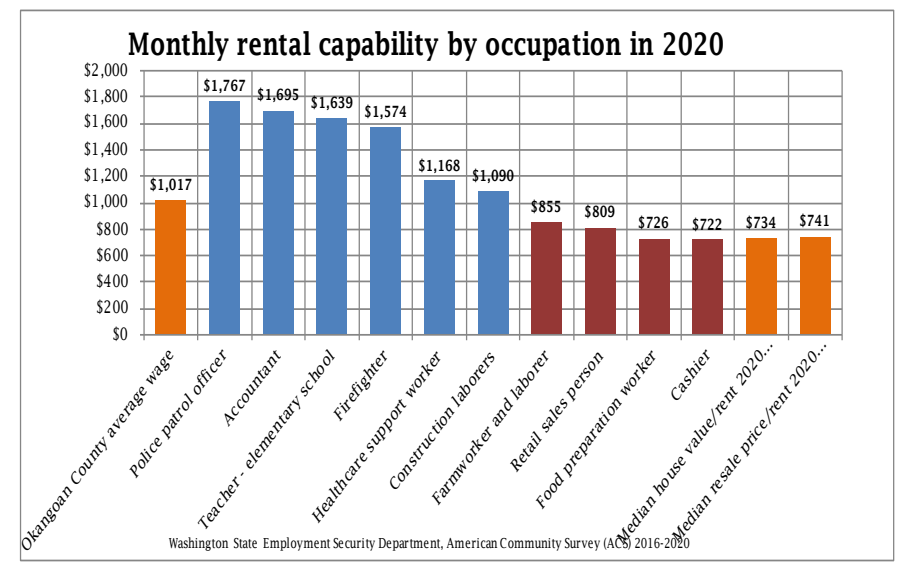
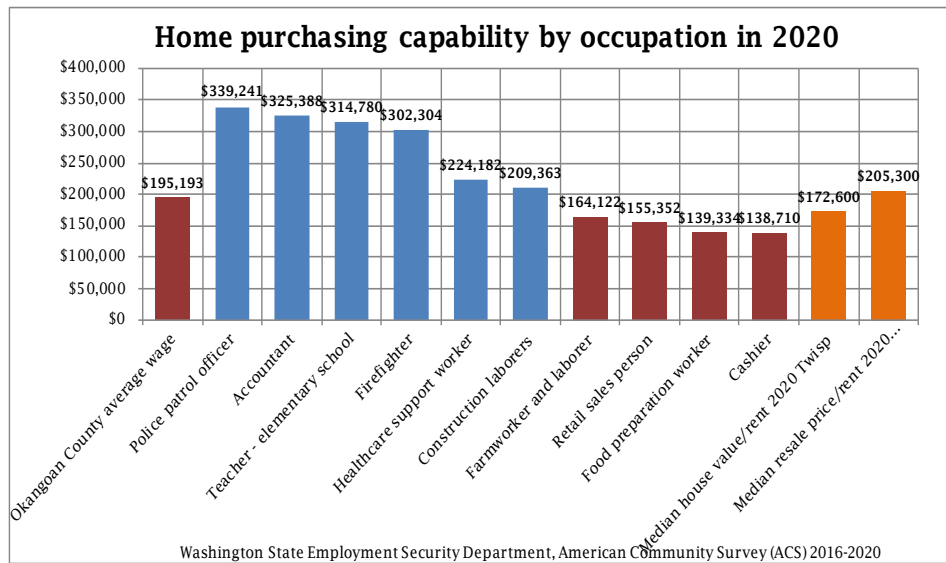
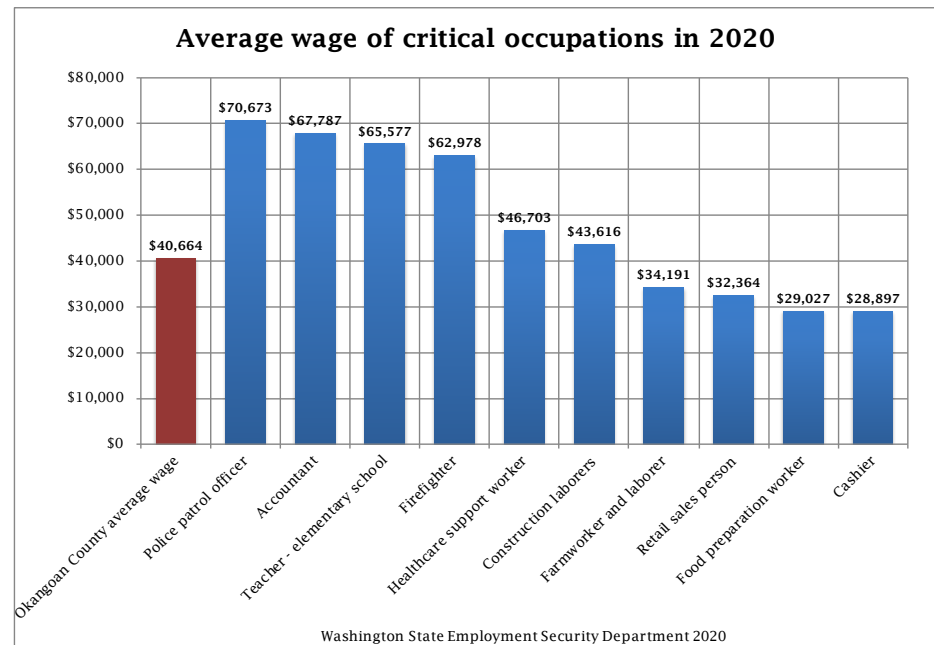
Critical skills renting capability - the \$741 median rent of an existing apartment in Okanogan in 2020 and in Twisp of \$734 is above what could be financed with 30% of income by a farmworker at \$855, retail salesperson at \$809, food preparation worker at \$726, and cashier at \$732.

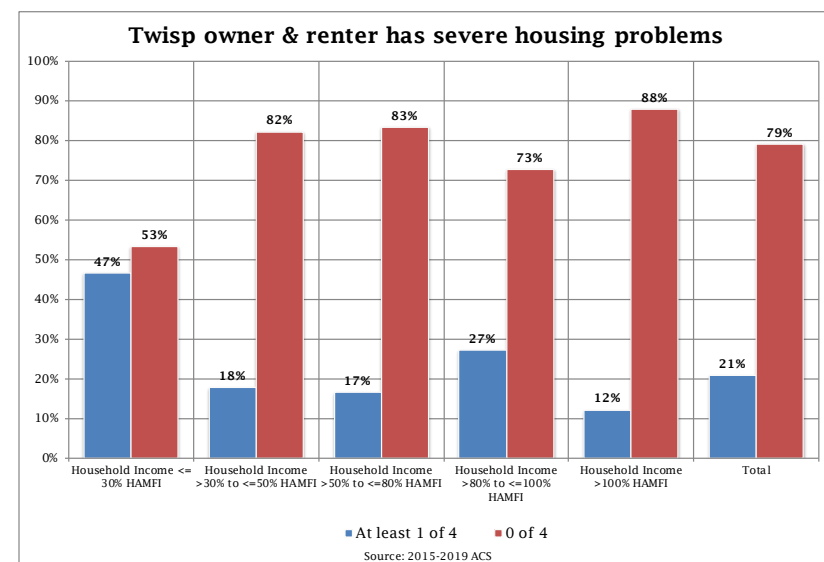
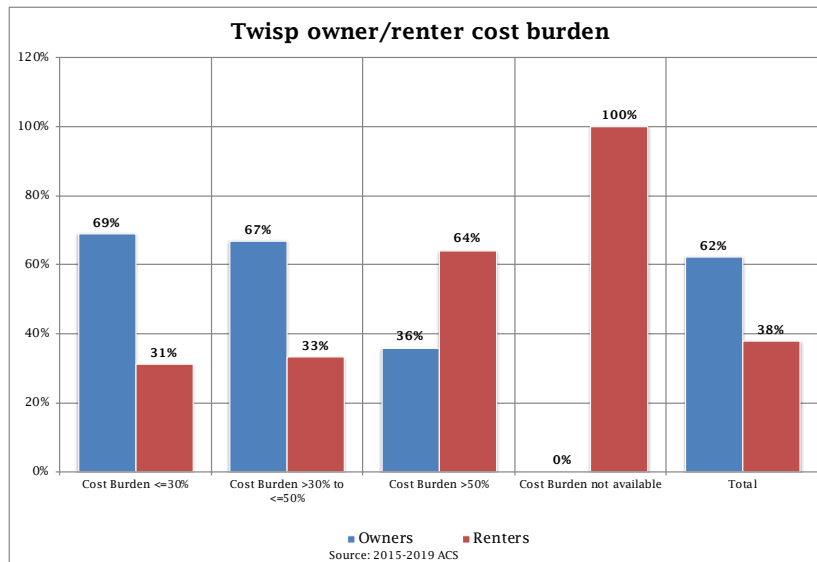
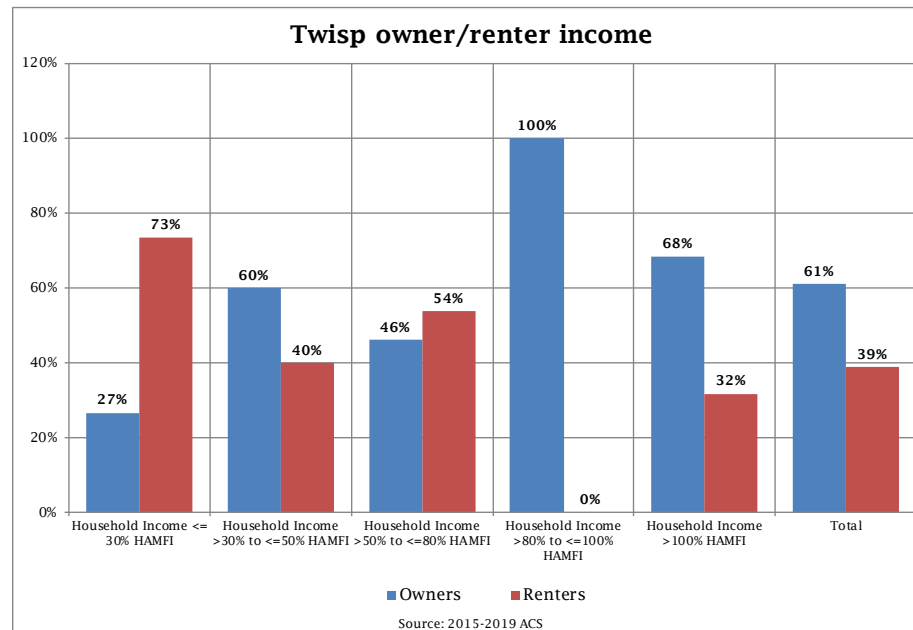
Implications - median house values and apartment rents in Twisp are likely beyond the ability of what a farmworker, retail salesperson, food preparation worker, and cashier can afford within 25% of income for purchase and 30% of income for rent. These households must either have 2 or more working members to be able to reasonably afford housing or be paying beyond the 25-30% allowance considered a financially viable percent of income for housing.

CHAS housing cost burden

The US Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the US Census Bureau each year. This data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households.







The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance that is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30%, 50%, and 80% percent of median income). CHAS also considers the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas.

The 4 housing problems are 1) incomplete kitchen facilities, 2) incomplete plumbing facilities, 3) more than 1 person per room, and 4) a cost burden greater than 30%.

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost includes mortgage payments, utilities, association fees, insurance, and real estate taxes.

CHAS data are used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.

Owner/renter income distribution - is an inverse ratio between income and ownership where ownership increases as income increases. For example, 27% of Twisp households with income below or equal to 30% of HUD Area Median Family Income (HAMFI) own homes compared with 68% where income is greater than 100% of HAMFI. Conversely, 73% of Twisp households with income below or equal to 30% of HAMFI rent compared with 32% with incomes greater than 100% of HAMFI.

Owner/renter housing cost burden - is also an inverse ratio between ownership and cost burden where 69% of Twisp homeowners pay less or equal to 30% of their income for housing compared with 36% who pay more than 50%.

Conversely, 31% of Twisp renters pay less or equal to 30% of their household income for rent compared with 64% who pay more than 50%.

Owner and renter housing problems by income - is an inverse ratio between income and housing problems where Twisp housing problems decline with income from 47% where there is at least 1 of the 4 housing problems where income is below or equal to 30% of HAMFI compared with 12% where household income is equal or greater than 100% of HAMFI.

Publicly assisted housing income ranges

Publicly assisted housing income ranges are established by the US Housing & Urban Development Department (HUD) for each community in the nation based on the income and housing cost factors within each community. HUD income range classifications include:

- **Extremely Low Income** - a family's annual income does not exceed approximately 30% of the Area Median Income (note - this limit is often higher than 30% of the AMI because the limit must be greater than state poverty guidelines).
- **Very Low Income** - a family's annual income must not exceed approximately 50% of the Area Median Income (AMI).
- **Low Income** - a family's annual income must not exceed approximately 80% of the Area Median Income (AMI).

Area Median Income (AMI) - affordable housing program eligibility is always determined by one's income. Each household's income is compared to the incomes of all other households in the area through a statistic established by the government called the Area Median Income (AMI). The AMI is calculated and published each year by HUD.

HUD often uses an area larger than a city to determine the AMI because HUD anticipates those searching for housing will look

beyond individual cities during their housing search. For Twisp, the AMI is calculated from all households within Okanogan County for which HUD calculates the Area Median Income (AMI) for a family of four as \$60,800.

Most affordable housing programs determine eligibility based on the percent a household's income is of AMI. Among the programs that determine eligibility based on the MFI are HUD's Housing Choice Vouchers, project-based Section 8 contracts, public housing, USDA Rental Assistance (in Section 515 properties) as well as HUD Section 202 and 811 properties for elderly and disabled households.

Rental assistance - is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant paid utilities. The percentages HUD publishes to qualify for rental assistance are approximations and vary by family size for Okanogan County:

Household size	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI
1 person	\$16,600	\$27,650	\$44,200
2 persons	\$18,950	\$31,600	\$50,500
3 persons	\$23,030	\$35,550	\$56,800
4 persons	\$27,750	\$39,450	\$63,100
5 persons	\$32,470	\$42,650	\$68,150
6 persons	\$37,190	\$45,800	\$73,200
7 persons	\$41,910	\$48,950	\$78,250
8 persons	\$46,630	\$52,100	\$83,300

Source: HUD, Income Eligibility Limits by Household Size, Okanogan County 2021, www.huduser.gov

Low Income Housing Tax Credits (LIHTC) - aims to create affordable rental housing for low and very low-income families. Rent limits for the LIHTC Program are determined so that a household making the maximum income for the expected

household size of the unit would only pay 30% of their income for rent.

For example, the maximum income for a 3-person household at 50% of the AMI in Okanogan County is \$31,800 a year or \$2,650 a month to afford a maximum rent of 30% of income or \$795 a month. Rent for units in the LIHTC Program include a utility allowance that is determined by the average monthly cost of utilities paid directly by residents that are set on a property-specific basis.

Household size	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income Limits 60% AMI	Low Income
1 Person	\$14,850	\$24,750	\$29,700	\$39,550
2 Person	\$17,000	\$28,250	\$33,900	\$45,200
3 Person	\$19,100	\$31,800	\$38,160	\$50,850
4 Person	\$21,200	\$35,300	\$42,360	\$56,500
5 Person	\$22,900	\$38,150	\$45,780	\$61,050
6 Person	\$24,600	\$40,950	\$49,140	\$65,550
7 Person	\$26,300	\$43,800	\$52,560	\$70,100
8 Person	\$28,000	\$46,600	\$55,920	\$74,600

Source: HUD, LIHTC Income Eligibility Limits by Household Size, Okanogan County 2021, www.huduser.gov

Fair Market Rents (FMR) - are used to establish the payment standards for the Housing Choice Voucher Program, maximum rents in HOME financed rental projects and initial rents for Section 8 project-based assistance.

Fair Market Rent (FMR) based on bedrooms

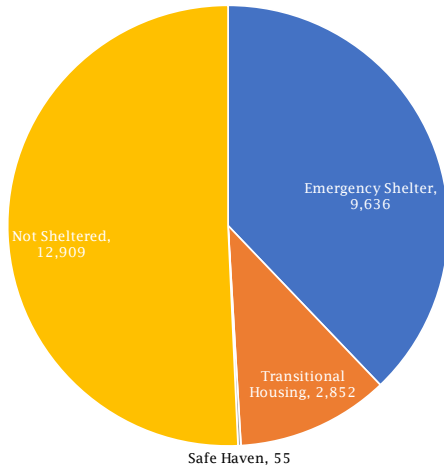
Studio	1	2	3	4
\$540	\$660	\$818	\$1,162	\$1,410

Source: Affordable Housing Online, Okanogan County 2021

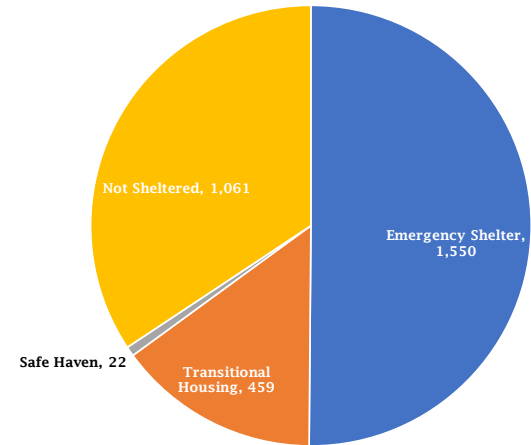
Homelessness in Okanogan County

The 2022 Point in Time (PIT) Counts for Washington State Population: Sheltered and Unsheltered Counts - are

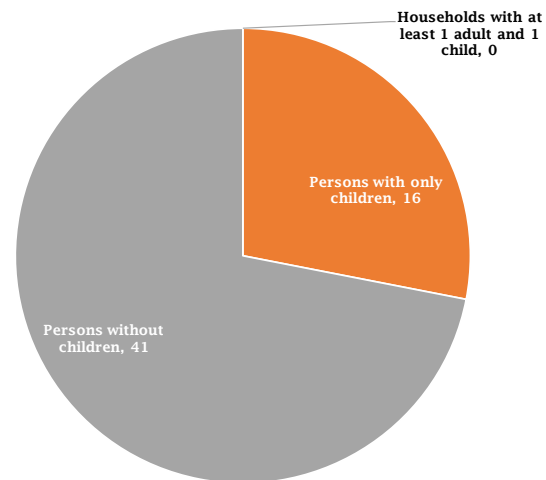
Homeless persons Washington State 2022



Homeless youth in Washington State 2022



Okanogan County homeless persons 2022



sponsored by the Washington State Department of Commerce (DOC) and all participating counties. DOC has conducted an annual PIT count since 2010. The annual homeless count is conducted in January of each year to gather information on homeless persons, homeless youth, public school students and their families, and coordinated homeless housing services.

The “Point-in-Time” counts are a snapshot and may not capture all who cycle in and out of homelessness over the course of a year. The counts are approximate as it is difficult to find where all unsheltered people may reside in unconventional shelter including tents, abandoned cars, and other means for the night of the count.

Washington State homeless persons - included 25,452 persons in 2022 of which 9,636 or 38% were housed in emergency shelters, 2,852 or 11% in transitional housing, 55 or 0.02% in Safe Haven, and 12,909 or 51% were unsheltered. Approximately 49% of homeless persons were sheltered in 2022 compared to 56% in 2019 indicating homeless population requirements increased while homeless shelter capacity declined.

Washington State homeless youth - included 3,092 youth in 2022 of which 1,550 or 50% were housed in emergency shelters, 459 or 15% in transitional housing, 22 or 1% in safe haven, and 1,061 or 34% were unsheltered.

Okanogan County homeless persons - sheltered and unsheltered included 57 persons in 2022 that consisted of 41 persons or 72% without children, 16 persons or 28% with only children, and no persons with households with an adult and child.

Implications - there are multiple reasons for homelessness that are not likely to be ameliorated by a single program or housing focus including drug and alcohol addition, mental illness, mental disability, domestic violence, and abuse, as well as loss of jobs or income.

Recent trends indicate homeless composition is shifting from households with children, which state and county shelters shifted to accommodate, to households without children who are increasingly unsheltered. Unsheltered include unstably housed where households or individuals couch surf or temporarily reside in housing of others.

While emergency shelters and transitional housing meet some homeless requirements a significant population remains unsheltered, particularly youth.

National/local household trends

US Bureau of the Census Demographic Trends in the 20th Century - compiled data on age distribution, household type, 1-person household, and percent of households renter occupied that has implications for the nation and Twisp housing expectations and policies.

Percent of the national population over age 65 - has increased steadily since 1900 as a factor of the baby boom from 1950 on and of improvements in health and life expectancy. By 2020, 16% of the national population was over age 65 and 2% over age 85. This aging trend will continue nationally, and as shown previously, especially in Twisp.

Percent of national households by type household - has changed significantly since 1950 where the traditional family household, including married, couple, co-habituating, male, and female headed only, declined from 78% of all households to 65% in 2020 due to economic conditions such as more women receiving higher education, more active in the workforce and careers, marriage dissolution due to divorce or never married including cohabitation, and a decision by some to never marry or never have children. Family households, including married couple, co-habituating, male, and female only headed, are 46% of all households in Twisp.

One-person households - has increased steadily from 7.7% in 1950 to 34% in 2020 (26.7%) due to the same factors affecting household type formations. The housing result is a demand and need for smaller units oriented to one-person household interests. Non-family households are 54% of all households of which 90% live alone and 42% are over age 65 in Twisp.

Percent of households renter occupied - peaked at 56.4% in 1940 due partly to the effects of World War II then declined significantly to 36% in 2020 as housing and investment policies promoted homeownership. The percent of households renting stabilized somewhat in recent years because of the economic recession and housing mortgage crisis. Approximately 51% of all households in Twisp are renters.

Millennials, however, are more likely to rent as are one-person households due partly to the housing choices available in the marketplace as well as financial capability, and possibly preference nationally and in Twisp.

Housing policy implications

Aging in Place - according to the American Association of Retired People (AARP), nearly 90% of people over age 65 indicate they want to stay in their home if possible and 80% in that age bracket believe their current home is where they will always live. However, unsupportive community design, unaffordable and inaccessible housing, and a lack of transportation access to needed services can thwart this desire. Several models provide services and support so older residents can remain in their homes instead of moving to assisted living or retirement centers including:

- **Naturally Occurring Retirement Community (NORC)** - are housing complexes or neighborhoods that were not planned

specifically for older people but have organically evolved to house a population of older residents.

- **Communities for a Lifetime** - helps create neighborhoods that support aging in place and more rigorously involves older adults in social and community life.

Implications - an aging population in Twisp will create a greater proportion of all households consisting of older empty nester couples and living alone elderly individuals. Aging in Place, however, raises the following policy questions:

- How can medical, transportation, and social services be made economically feasible to provide low-density settlements in Twisp single-family residential neighborhoods?
- How can older households be able to keep older housing stock in sound condition so that it will not deteriorate beyond the ability or interest of the market to buy, upgrade, and occupy once the aged household leaves?
- How will the retention of older, affordable housing off the market in the developed and serviceable neighborhoods of Twisp not imbalance demand and needs for younger, family-starter households resulting in the development of a greater proportion of new single-family product than the market needs?

Aging in Transitional-Age-Appropriate Housing - proposes developing age-appropriate housing, including smaller, denser single-family products such as accessory dwelling units, cottage housing, as well as townhouse and mixed-use housing projects in urban centers where social interactions and services can be more feasibly and desirably provided. The approach assumes older adults will move out of their original houses and into new purchase or rental units if the new units better meet their social, transportation, services, and other desires.

Implications - of transitioning an aging population into age-appropriate housing in Twisp, however, raises the following policy questions:

- How can the Twisp housing market provide suitable age-appropriate new housing stock at an affordable price or rent i.e., accessory dwelling units, cottage housing, and mixed-use infill?
- How can the Twisp financial/mortgage markets underwrite housing purchases by older households and of innovative housing products?
- How can older households be encouraged to sell and buy or rent transitional-age-appropriate housing in urban centers?
- How can younger households be enabled to buy, upgrade, and occupy older single-family housing in older urban neighborhoods?

Housing nonfamily households - are an increasing population within Twisp and include younger individuals (married or cohabitating), childless couples (including never having children), and single individuals (not elderly). Traditional single-family, suburban housing products do not meet the needs or interests of these households, yet they constitute a significant and growing proportion of all households in Twisp.

Increasingly, these households are being housed and seek housing in mixed-use developments in urban settings that provide social, service, employment, and other needs and interests within the developments or accessible within urban core areas by walking, biking, or taking transit transportation alternatives.

Implications - of developing housing for an increasing number and proportion of nonfamily households in Twisp, raises the following policy questions:

- Can the Twisp housing market provide appropriate new nonfamily-oriented housing stock at affordable prices or rents within the city?
- Can Twisp provide amenities appropriate to this housing market segment - pedestrian/bike/no-car friendly transportation, streetscape activities, live/work housing

options, and other services?

- Can Twisp financial/mortgage markets underwrite housing purchases by an increasing number of younger households or single individuals?

Low-income family households - traditionally, low-income family households, particularly male and female-only headed households and family-starters, procured housing by “driving-to-qualify”, meaning driving out from the urban areas until housing costs are low enough for the household to be able to afford to purchase or rent.

Transportation costs are the second largest expense for the typical household - almost \$9,000 a year or about 18% of household budgets and continuing to increase. Driving-to-qualify becomes an increasingly difficult proposition during an economic recession where employment is cutback or curtailed and other household budget items increase including transportation. Some of the nation’s highest foreclosures occur in the outer urban/suburban edges.

A “location efficient” community provides various transportation options, services, and workplaces close by, increasing access and reducing the need to “drive-to-qualify” to obtain housing.

Implications - of developing housing for an increasing number and proportion of low-income family households in Twisp raises the following policy questions:

- Can the Twisp housing market provide appropriate new housing stock within location efficient urban neighborhoods at affordable prices or rents for these households - i.e., traditional stick-built as well as manufactured accessory dwelling units, cottage housing, and townhouses?
- Can Twisp location efficient neighborhoods provide services appropriate to this housing market segment including public transportation, childcare, medical services, education, and

employment?

- Can Twisp financial/mortgage markets underwrite housing purchases by low-income single-headed/single wage-earner family households of innovative housing products.

Conclusions and recommendations

Decline in percent of existing housing stock sold per year -in Okanogan County was 2.4% in 2021. The turnover or “churn” rate is rebounding somewhat after the meltdown in 2011 but remains relatively modest compared with 5.0% sales in Okanogan County in the 2005 housing boom.

Modest median housing sales price - in Okanogan County was \$309,000 in 2021. Sales prices have recovered from the housing bust in 2008-2014 in Okanogan County but are lower on average due to the more rural county market.

Methow Valley total sales volume - of all land and property sales increased 12% in 2021 over 2020 and 59% over 2019. The number of sales in 2021 was down 21% however, while the median sales price went up 39%.

Methow Valley listings - were significantly down by 33% resulting in fewer transactions in 2022 because of lack of available inventory and increased demand.

Methow Valley single-family sales volume - increased 18% with a 40% increase in the average price but a 16% decrease in the number of houses sold. Single-family sales prices were primarily in the \$400,000-\$600,000 price range with 23% above \$800,000 increasing the median price to \$525,000.

Housing Affordability Index (HAI) - of 100 reflects a balance between a family’s ability to pay and the cost of housing. An index above 100 indicates housing is more affordable while an index below 100 indicates housing is less affordable. Okanogan

County’s HAI declined to 100.8 in 2021. Housing Affordability Index (HAI) First-Time Buyer in Okanogan County’s declined to 73.8 in 2021.

Critical skills implications - median house values and apartment rents in Twisp are likely beyond the ability of what a farmworker, retail salesperson, food preparation worker, and cashier can afford within 25% of income for purchase and 30% of income for rent. These households must either have 2 or more working members to be able to reasonably afford housing or be paying beyond 25-30% of income for housing.

Owner/renter income distribution - is an inverse ratio between income and ownership where ownership increases as income increases. For example, 27% of Twisp households with income below or equal to 30% of HUD Area Median Family Income (HAMFI) own homes compared with 68% where income is greater than 100% of HAMFI. Conversely, 73% of Twisp households with income below or equal to 30% of HAMFI rent compared with 32% with incomes greater than 100% of HAMFI.

Owner/renter housing cost burden - is also an inverse ratio between ownership and cost burden where 69% of Twisp homeowners pay less or equal to 30% of their income for housing compared with 36% who pay more than 50%. Conversely, 31% of Twisp renters pay less or equal to 30% of their household income for rent compared with 64% who pay more than 50%.

Okanogan County homeless persons - sheltered and unsheltered included 57 persons in 2022 that consisted of 41 persons or 72% without children, 16 persons or 28% with only children, and no persons with households with an adult and child. While emergency shelters and transitional housing meet some homeless requirements a significant population remains unsheltered, particularly youth.

Percent of national households by type household - has changed significantly where the traditional family household, including married couple, co-habituating, male, and female headed only, declined nationally to 65% in 2020. Family households, including married couple, co-habituating, male, and female only headed, are 46% of all households in Twisp.

One-person households - has increased steadily nationally to 34% in 2020 resulting in a demand and need for smaller units oriented to one-person household interests. Non-family households are 54% of all households of which 90% live alone and 42% are over age 65 in Twisp.

Aging in Place - an aging population in Twisp will create a greater proportion of all households consisting of older empty nester couples and living alone elderly individuals. Aging in Place, however, raises the following policy questions:

- Can medical, transportation, and social services be made economically feasible in Twisp's single-family residential neighborhoods?
- Can older households be able to keep older housing stock in sound condition so that it will not deteriorate beyond the ability or interest of the market to buy, upgrade, and occupy once the aged household leaves?
- Will the retention of older, affordable housing off the market in the developed and serviceable neighborhoods of Twisp not imbalance demand and needs for younger, family-starter households resulting in the development of a greater proportion of new single-family product than the market needs?

Aging in Transitional-Age-Appropriate Housing - of an aging population into age-appropriate housing in Twisp, however, raises the following policy questions:

- Can the Twisp housing market provide suitable age-appropriate new housing stock at an affordable price or rent i.e., accessory dwelling units, cottage housing, and mixed-use infill?
- Can the Twisp financial/mortgage markets underwrite housing purchases by older households and of innovative

housing products?

- Can older households be encouraged to sell and buy or rent transitional-age-appropriate housing in Twisp?
- Can younger households be enabled to buy, upgrade, and occupy older single-family housing in Twisp?

Housing nonfamily households - for an increasing number and proportion of nonfamily households in Twisp raises the following policy questions:

- Can the Twisp housing market provide appropriate new nonfamily-oriented housing stock at affordable prices or rents?
- Can Twisp provide amenities appropriate to this housing market segment - pedestrian/bike/no-car friendly transportation, streetscape activities, live/work housing options, and other services?
- Can Twisp financial/mortgage markets underwrite housing purchases by an increasing number of younger households or single individuals?

Housing low-income family households - for an increasing number and proportion of low-income family households in Twisp raises the following policy questions:

- Can the Twisp housing market provide appropriate new housing stock at affordable prices or rents for these households - i.e., traditional stick-built as well as manufactured accessory dwelling units, cottage housing, and townhouses?
- Can Twisp provide services appropriate to this housing market segment including public transportation, childcare, medical services, education, and employment?
- Can Twisp financial/mortgage markets underwrite housing purchases by low-income single-headed/single wage-earner family households of innovative housing products?

Appendix C: Housing supply

Existing housing characteristics

The American Community Survey (ACS) is an ongoing statistical survey by the US Census Bureau, sent to approximately 250,000 addresses monthly (or 3,000,000 per year). The ACS regularly gathers information previously contained only in the long form of the decennial census. It is the largest survey other than the decennial census that the Census Bureau administers.

The following housing statistics are taken from the ACS's most current compilations for the combined 2016 to 2020 years for Twisp.

Housing types - of Twisp's 601 housing units, 281 or 47% are single-family detached, 41 or 7% are duplex, 9 or 1% are triplex or quadplex, 38 or 6% are 5-9-unit multiplex, 30 or 5% are 10-19-unit multiplex, and 202 or 34% are mobile home or trailer.

Mobile homes are movable or portable dwellings built on a chassis, connected to utilities, designed without a permanent foundation, and intended for year-round living. "Mobile homes" refers to homes built before 1976 and "manufactured homes" refers to those built after 1976 under a higher set of building standards.

Manufactured homes are units built after 1976 subject to the Department of Housing and Urban Development (HUD) Code, Federal Housing Administration (FHA) certification requirements including attached metal certification tags, and a requirement that manufactured homes be built on a permanent chassis. Usually, the quality of manufactured homes is as good as or even better than traditionally or site-built built homes because the homes are built in a factory setting under very intense control according to the HUD code.

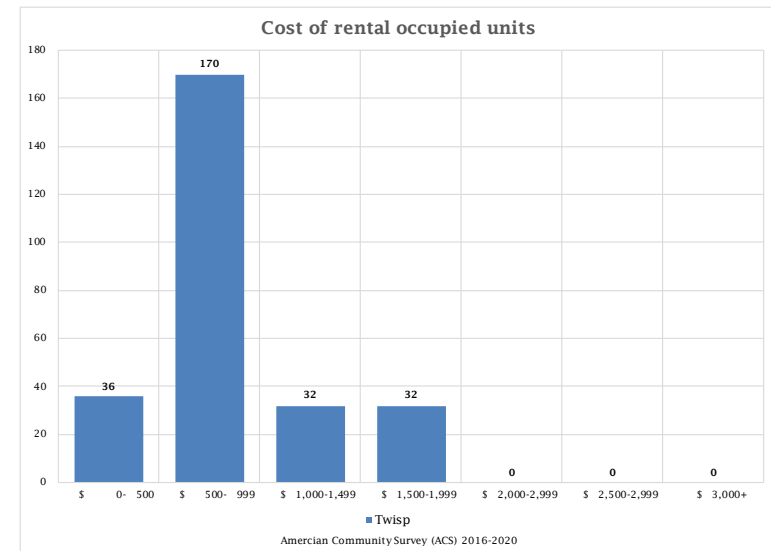
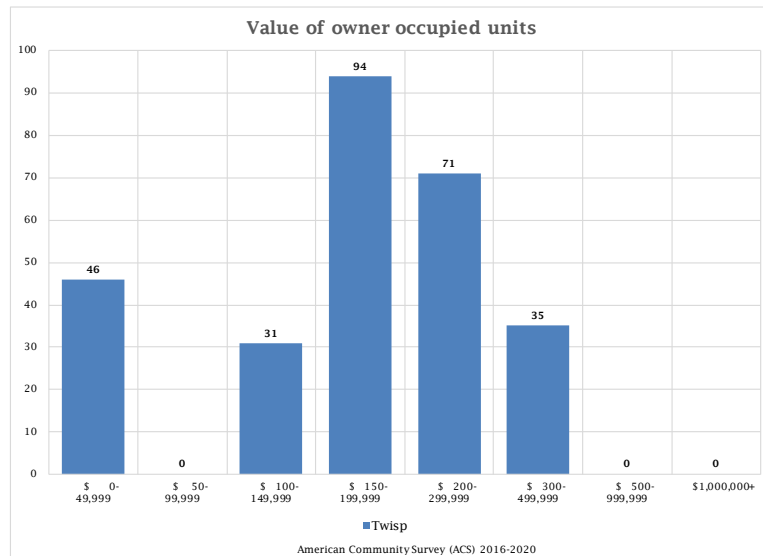
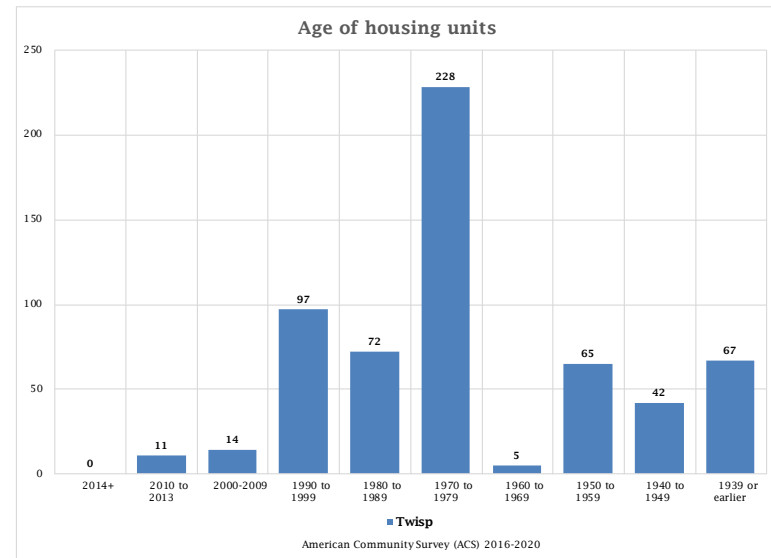
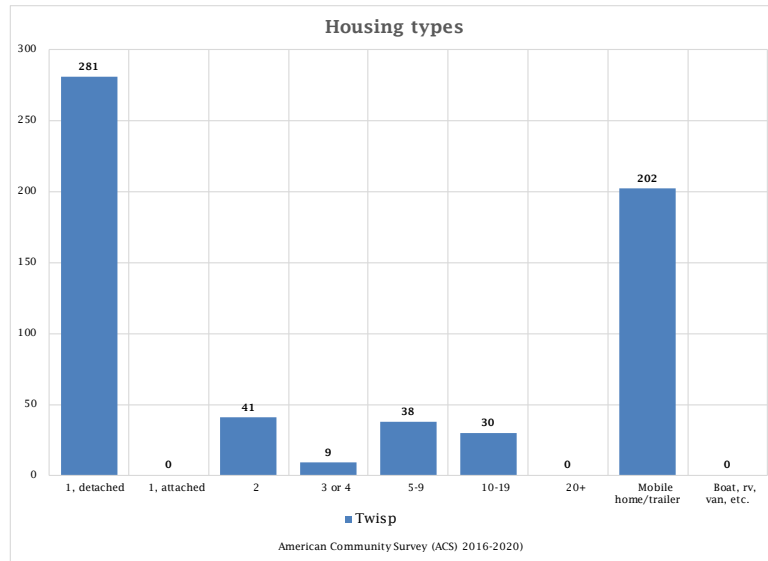
When installed properly, a manufactured home can last as long as a regular home built directly on a construction site anywhere from 30 to 55 years or longer if properly maintained and are more eco-friendly than the average American home.

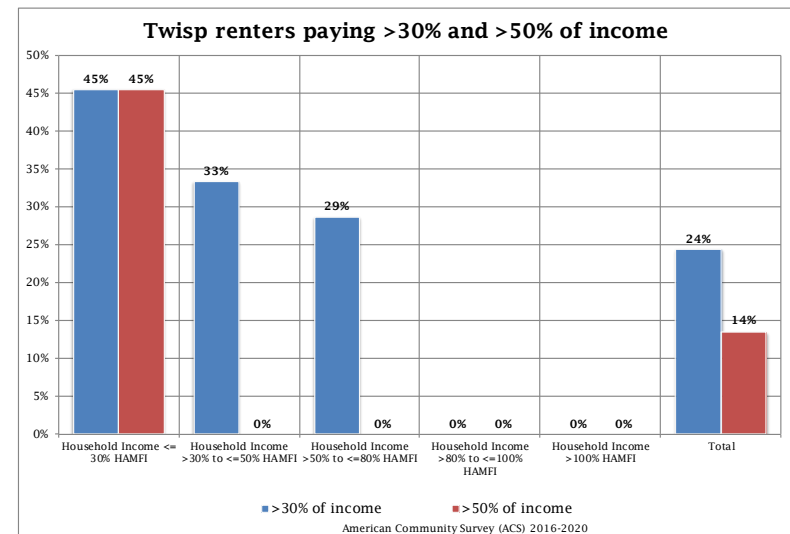
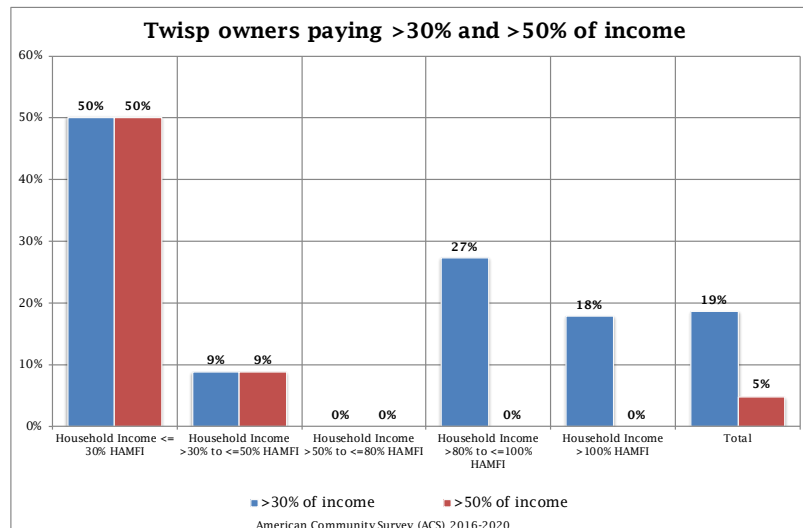
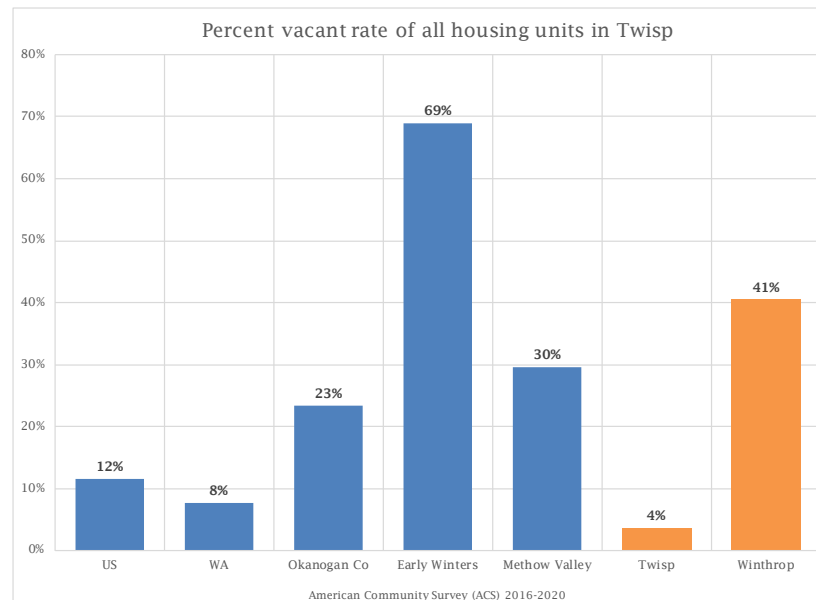
If Twisp's inventory includes predominately mobile rather than manufactured units, the inventory may be of lesser construction quality with a shorter habitable life span requiring replacement of the HAP projection period.

Age - of Twisp's 601 housing units, 67 or 11% were built in 1939 or earlier or over 84 years ago, 42 or 7% between 1940-1949 or over 74 years ago, 65 or 11% between 1950-1959 or over 64 years ago, 5 or 1% between 1960-1969 or over 54 years ago, 228 or 38% between 1970-1979 or over 44 years ago, 72 or 12% between 1980-1989 or 34 years ago, 97 or 16% between 1990-1999 or 24 years ago, 14 or 2% between 2000-2009 or 14 years ago, 11 or 2% between 2010-2013 or 10 years ago, and no units were built 2014-2020.

Structures built over 50 years ago are eligible for historic status if architectural details merit. Regardless, housing stock this old may not have current plumbing, electricity, exterior materials, or other improvements necessary to be code compliant and habitable.

Owner-occupied values - of Twisp's 277 owner-occupied housing units, 46 or 17% are less than \$49,999 in value, 31 or 11% between \$100,000-149,999 in value, 94 or 34% between \$150,000-199,999 in value, 71 or 26% between \$200,000-299,999 in value, and 35 or 13% between \$300,000-499,999 in





value with no housing units over \$500,000 in value between 2016-2020.

The low owner-occupied housing unit values likely reflect the large number of mobile home or trailer units and older stick-built single-family housing units.

Monthly rent - of Twisp's 270 rental units (not including subsidized units with no computed monthly rent), 36 or 13% are under \$500 in monthly rent, 170 or 63% between \$500-999 in monthly rent, 32 or 12% between \$1,000-1,499 in monthly rent, and 32 or 12% between \$1,500-1,999 in monthly rent.

Presumably, the lower monthly rental units may include mobile homes or trailers or the older stick-built single-family units which may or may not be compliant with current codes or habitable living requirements.

Vacancy rate - of all housing units, which defines seasonal homes as vacant, is 69% or highest in Early Winters where high income and remote working households have in-migrated in recent years particularly during Covid, but under 4% or lowest in Twisp reflecting Twisp's characteristic as a working household community.

Twisp's low vacancy rate indicates the high demand for housing units within the town and the limited current supply, particularly with no new units recorded as being added between 2014-2020 by ACS.

Housing stressed

Twisp owners housing stressed - or paying more than 30% of income for housing is 19% overall but 50% of households with income below 30% of HUD's Median Family Income (HAMFI). Twisp owner households that are severely stressed paying more

than 50% of income for housing is 5% overall but 50% of households with income below 30% of HAMFI.

These high rates of severely stressed owner households are particularly significant considering Twisp's high volume of lower value housing.

Twisp renters housing stressed - or paying more than 30% of income for housing is 24% overall but 45% of households with income below 30% of HUD's Median Family Income (HAMFI). Twisp renter households that are severely stressed paying more than 50% of income for housing is 14% overall but 45% of households with income below 30% of HAMFI.

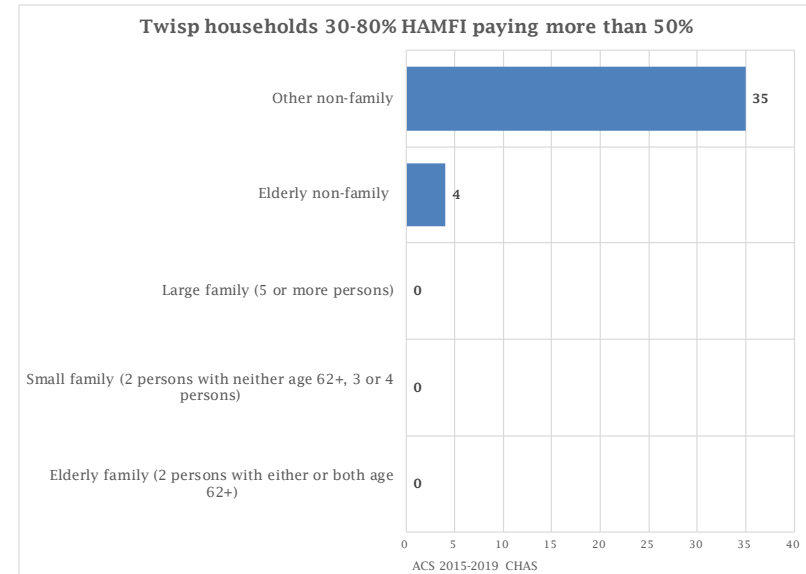
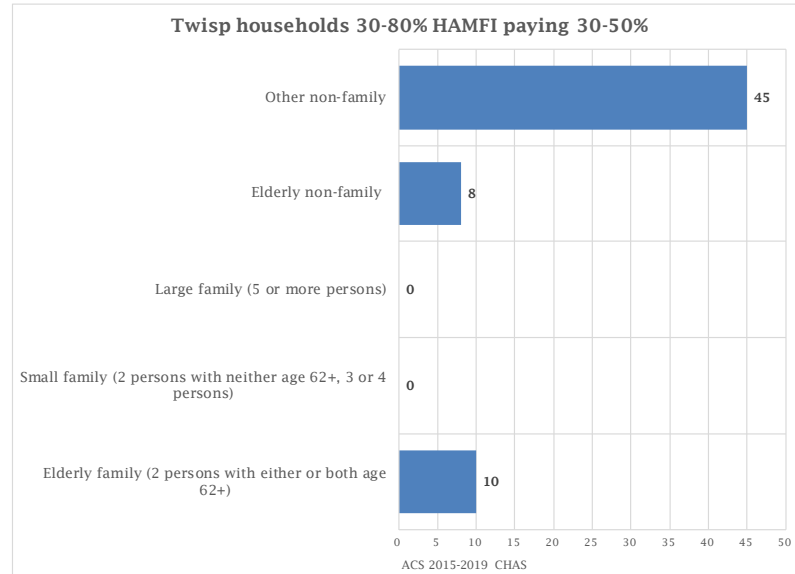
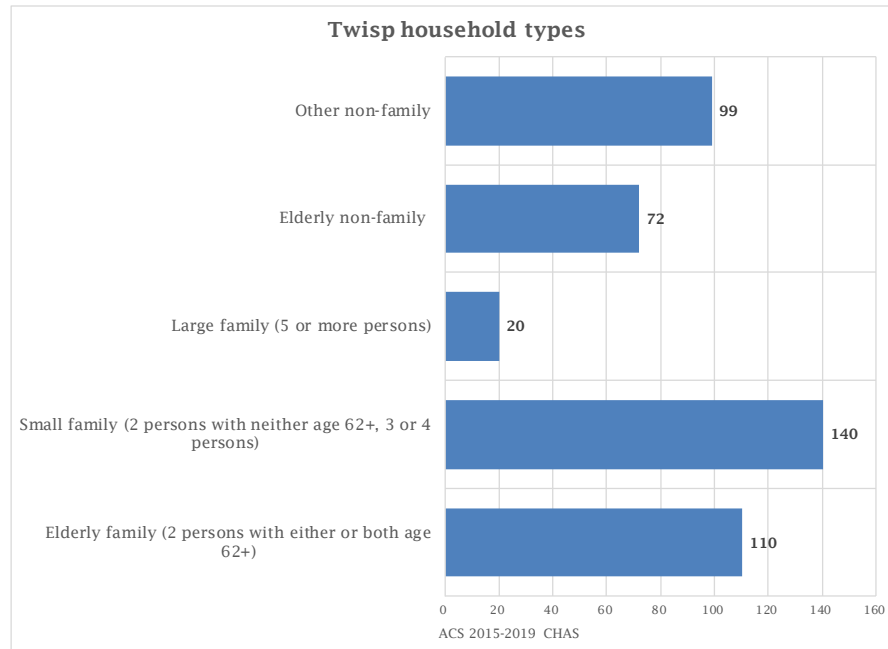
These high rates of severely stressed renter households are also significant considering Twisp's high volume of lower value rental housing.

Household types - correlated by HUD CHAS with ACS statistics include:

- **Elderly family** - 2 persons with either or both members over age 62,
- **Small family** - 2 persons with neither adult over age 62 with 3 or 4 persons in the household,
- **Large family** - or more persons in the household
- **Elderly non-family** - adults over age 62
- **Other non-family** - adults under age 62

According to the 2015-2019 ACS, the latest available data that correlates housing stress with household types, Twisp had 441 households of which 110 or 25% were elder family, 140 or 32% were small family, 20 or 5% were large family, 72 or 16% were elderly non-family, and 99 or 22% were other non-family.

Household types 30-80% of HAMFI paying 30-50% - included 63 or 14% of all households of which 10 or 16% of all households 30-80% of HAMFI paying 30-50% for housing were



elderly family, 8 or 13% were elderly non-family, and 45 or 71% were other non-family.

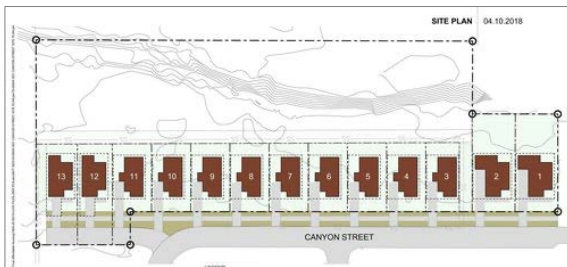
Household types 30-80% of HAMFI paying more than 50% - included 39 or 9% of all households of which 4 or 10% of all households 30-80% of HAMFI paying more than 50% for housing were elderly non-family and 35 or 90% were other non-family.

Twisp households that are the most housing stressed, paying 30-50% and particularly 50% or more for housing, are predominantly non-family households including elderly and non-elderly.

Affordable housing

The Methow Housing Trust (MHT) - was formed to address the need of affordable housing for Valley residents based on a 6-month housing assessment sponsored by the post-fire Methow Valley Long Term Recovery Group. MHT gained its 501 (c)(3) status in May 2017.

- **Canyon Street Neighborhood** - developed project on 3.25 acres for 13 permanently affordable 2-3-bedroom single-family homes with community open space and walking access to downtown Twisp.



Located on Canyon Street and 3rd Ave.

Northwest Association for Housing Affordability (NAHA) - a subordinate subsidiary of Catholic Housing Ventures, is a Washington nonprofit corporation formed in 2022 to develop and operate low-income housing. NAHA funds are provided by

USDA under the Rural Rental Housing program, under HUD HOME Investment Partnerships Program, and under HUD for Section 8 Housing Assistance Payments Program.

- **Riverview Apartments** - 3 apartment buildings with 16-units of USDA-RD Family Housing with rent and income restrictions plus office building plus swimming pool located at 401 East 2nd Avenue in Twisp. Riverview was originally built 1986 and renovated in 2012. The complex is comprised of 4 one-bedroom units and 8 two-bedroom units and 4 four-bedroom units in 2-story buildings with units ranging in size from 656 to 1,179 square feet. Units come with full kitchens and upstairs units have small balconies. Cedarwood was financed with Low-Income Housing Tax Credit (LIHTC) and Section 515 Rural Rental Housing.



Room One - is a 501 (c) 3 organization located at 315 North Lincoln Street that provides one-on-one support and resource connections, educational programs in the schools, support groups, and advocacy concerning domestic and sexual violence, mental health and wellbeing, crisis intervention work, teen pregnancy prevention, and homelessness since 1998.



Room One provides healthcare navigation, safety planning, mental health referrals, elder resources, food and nutrition, access to county and state resources, referral to legal resources, access to reproductive health, and more.

Housing Authority of Okanogan (HAOC) - established in 1993 to assist limited income families in the county to attain housing. HAOC has created strong partners with other non-profit agencies like the Office of Rural and Farmworker Housing (ORFH) to assist in the pursuit of developing and preserving affordable housing in Okanogan County.

- **Twisp Gardens** - 17 one and two-bedroom units for age 55+ and disabled located at 500 East 2nd Street in downtown Twisp. Includes community room and laundry facilities.

Proposed/potential housing projects

The following market rate housing projects are currently being promoted, under design, or under permit application in Twisp:

- **Methow Housing Trust (MHT) Campaign to Build Belonging** - will provide funds to build 44 additional single-family homes by 2030. A partnership with Hank and Judy Konrad will provide 12 shovel-ready lots in Twisp.
- **Blackbirds/Twisp Town Homes** - by Craig Bunney, is located on East Methow Valley Highway/SR-20 and East Twisp Winthrop County Road. The project may convert the Blackbirds building for 5 apartments and 12 units in 4 fourplexes on an adjacent parcel and possibly consolidate the parcels. The project has preliminary approval for townhomes, awaiting revisions that address conditions. Blackbirds awaiting information on 30% open space requirement, application not complete.
- **Orchard Hills** - by Palm Construction, is located with access from Harrison Avenue. The project proposal is to develop 53 single-family lots to be sold in an improved subdivision. An updated SEPA Checklist and Application materials were expected in early December but no hearing, and no preliminary site plan has been approved.
- **Konrad Annexation** - by Gary Scott, is located on East Methow Valley Highway/SR-20. The project proposal is to

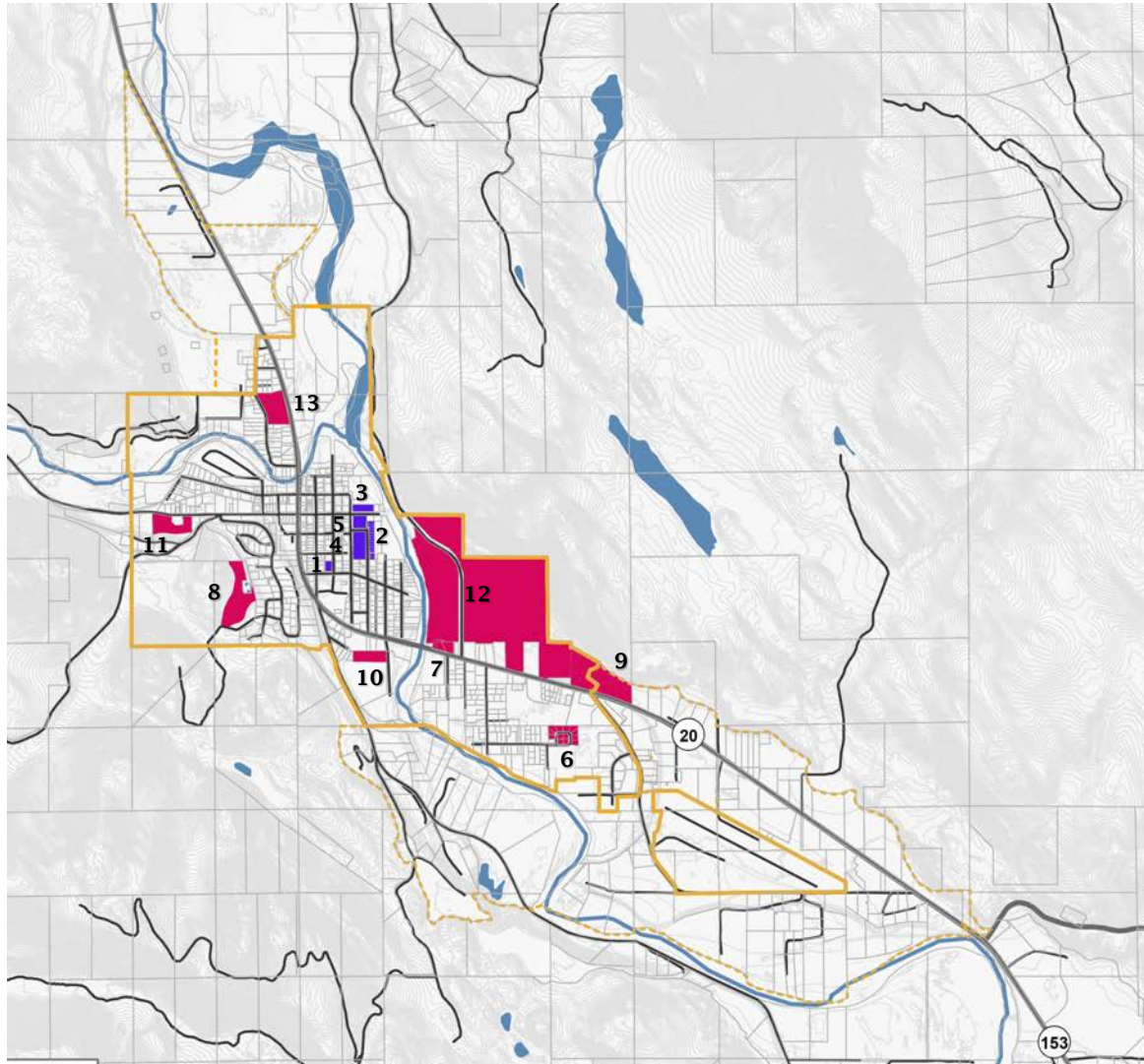
develop 100 housing units in a Planned Development (PD). An annexation proposal is pending.

- **NW Association for Housing Affordability (NAHA)** - proposed project to develop 74 apartments or housing units for larger families on land behind Hank's Market in Twisp.
- **Methow Elder Care** - to be located on Twisp River Road adjacent and behind the Health Center is proposed to provide 17 single-family 900 square foot housing units. Preliminary approval granted in 2012 with water and sewer engineering designs but subject to street and pedestrian improvements.
- **Lloyd Property** - to be located between East Twisp Winthrop County Road and Twisp Winthrop Eastside Road. The potential Planned Development (PD) has not been developed for review.
- **Buehler Property** - that currently includes the Idle-A-While Motel, is located on Methow Valley Highway/SR-20. The proposed project would create 5-6 lot subdivision with 4-5 more on adjacent property. Property owner has designed a conceptual plan for subdivision development.

2010 Comprehensive Plan housing policies

Twisp's comprehensive plan was originally developed in 2005 and updated in 2010 to include:

- **Land Use Element** - showing the general location, amount, and pattern of residential, commercial, industrial, agricultural, and open space land needed in the Twisp area.
- **Public Facilities and Services Element** - determining the need and location for future schools, water, sewer, health care, municipal buildings, and other municipal facilities and services.
- **Transportation/Circulation Element** - indicating standards and locations for arterials, collector and local access streets, and pedestrian and non-motorized access in and around Twisp.



Existing projects

- 1 Room One
- 2 Methow Housing Trust - MHT
- 3 Twisp Gardens - HAOC
- 4 Whispering Rivers Apartments
- 5 NW Assn Housing Affordability

Proposed projects

- 6 Methow Housing Trust - MHT
- 7 Blackbirds/Twisp Town Homes
- 8 Orchard Hills/Palms Construction
- 9 Konrad Annexation
- 10 Catholic Charities
- 11 Methow Elder Care
- 12 Lloyd Property
- 13 Buelher Property

- **Park and Recreation Element** - providing goals and objectives, for the development and expansion of a wide range of parks, trail system, and recreation facilities.
- **Community Identity Element** - providing goals and objectives to identify, preserve, and maintain and beautify historical structures, heritage, and trees.
- **Economic Development Element** - providing goals and objectives that supports the economic vitality of Twisp and the Methow Valley.

Housing policies were not included in a separate Housing Element but rather addressed within the Land Use Element under the following General Principles for Development.

“Any development must have the existence of adequate utilities, such as water and sewer. Any new development should be required to be tied into the town’s water and sewer systems....

1. Residential Areas – Residential areas should be varied in density, dwelling types, and design to provide a maximum range of choice to meet the needs of diverse family sizes, age groups, and income levels.”

Residential areas or neighborhoods - include several reasonably distinct districts:

- **Central District** - that contains a mixture of single and multi-family development.
- **Twisp River District** - contains a large, manufactured home park.
- **Painters Addition District (upper west side)** - with several single-family residences located on large lots in this area.
- **Southeast District (lower east side)** - populated with single-family residences on a mixture of small and large lots.
- **Southern District** - currently utilized as an orchard with a few single-family residences situated around the edges of the orchard.

- **Northwest District** - contains a mixture of small and large lots, consisting of single-family residences.
- **Lloyds Addition District** - comprises the old Wagner Mill site.
- **Urban Growth Area** - areas south of Twisp along Highway 20 and Airport Road.
- **Mobile Home Parks** - area should be provided for especially in areas immediately adjacent to the unincorporated boundaries where large land parcels exist, and infrastructure is assessable.

The major portion of Twisp’s future residential development should occur in these areas making it possible to provide municipal services at a reasonable cost. Future utilities expansion should be planned for the UGA area south of Twisp incorporating the airport and area to the Highway 20 turn-off.

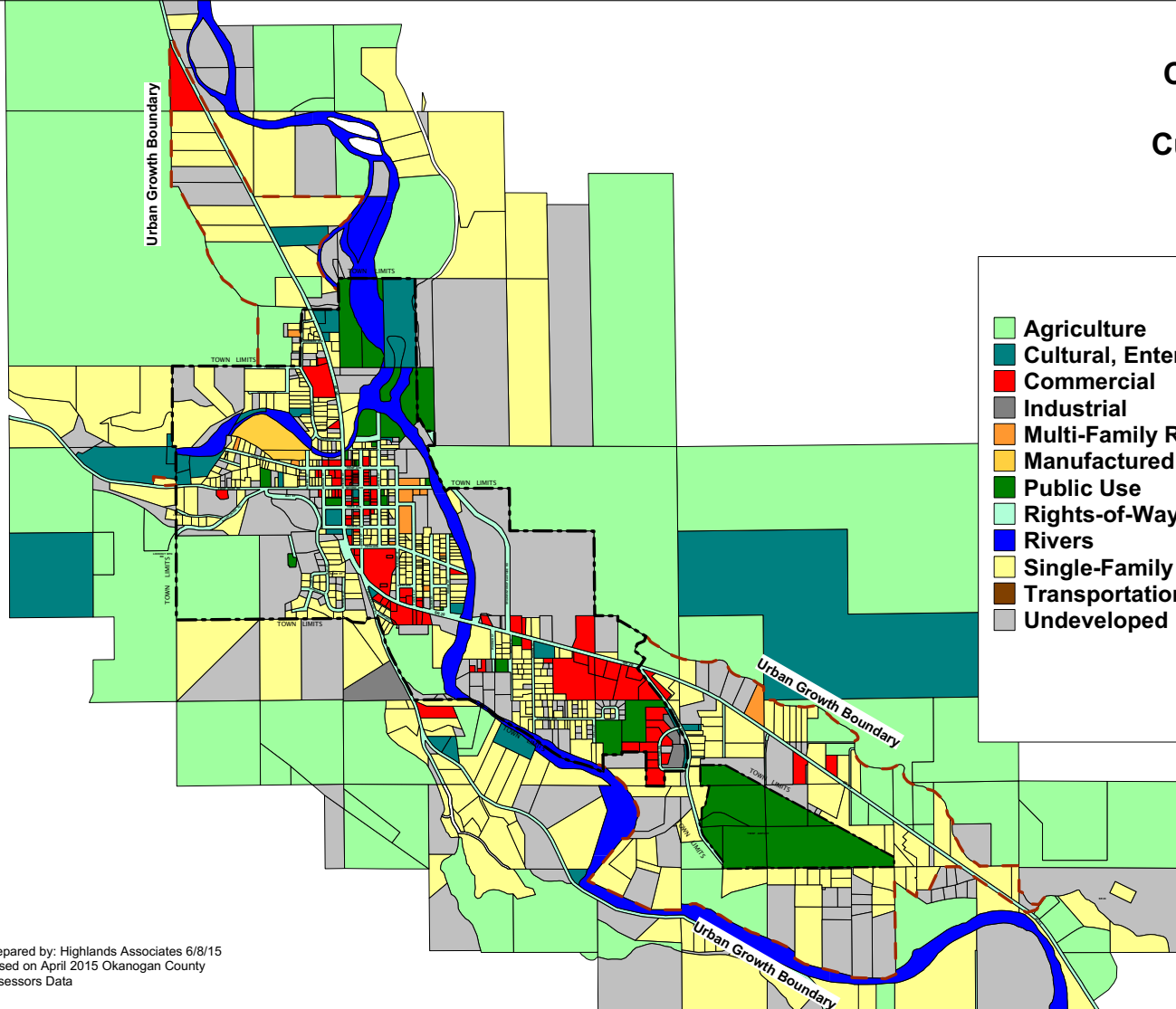
General goals for residential development

- a. Residential areas should be located within close proximity of institutional facilities such as schools, parks, and churches.
- b. Commercial and industrial uses which are not compatible with residential development should not be allowed to encroach upon residential areas.
- c. Churches, schools, and similar uses should be allowed in residential areas after ascertaining the compatibility of the proposed development with the residential development of the area.
- d. Future residential development should have sufficient street right-of-way to provide curbs, paving of two driving lanes, at least one parking lane, sidewalks, and other pedestrian walkways.
- e. Future high-density residential development should occur in such a manner as to allow maximum utilization of the land

Town of Twisp Comprehensive Plan Map II Current Land Use Map

Legend

- Agriculture
- Cultural, Entertainment, Recreation
- Commercial
- Industrial
- Multi-Family Residential
- Manufactured Home Park
- Public Use
- Rights-of-Way
- Rivers
- Single-Family Residential
- Transportation, Communication, Utilities
- Undeveloped



Prepared by: Highlands Associates 6/8/15
Based on April 2015 Okanogan County
Assessors Data



while retaining adequate open space for recreational and aesthetic values.

f. Discourage placement of non-designated manufactured homes which are deemed incompatible with other single-family dwellings in the area while designated manufactured homes should be placed in conformance with local building codes.

g. The following facilities should be provided for as follows:

1. Family day care facilities should be allowed in single family residential and multi-family residential designated areas. Family day care means an agency that regularly provides care during part of the 24-hour day to 6 or fewer children in the family abode of the person or persons under whose direct care the children are placed.

2. Mini day care should be allowed in single family residential designated areas under a conditional use permit. Mini day care means a day care center for the care of 12 or fewer children in a facility other than the family abode of the person or persons under whose direct care and supervision of the child is placed; or the care of from seven through twelve children in the family abode of such person or persons.

3. Day care centers should be prohibited in single family residential designated areas. Day care centers should be allowed in multi-family residential designated areas under a conditional use permit. Day care center means an agency regularly providing care of thirteen or more children. No such center shall be located in a private family residence unless the portion of the residence where the children have access is used exclusively for the children during the hours the center is in operation or is separate from the usual living quarters of the family.

4. Long term residential care for the elderly, handicapped or disadvantaged should be provided for in single family and multi-family residential designated areas.

*Definitions for Child Day Care facilities taken from RCW 43.215.010, as amended.

*Long Term Residential Care goal complies with RCW 35.63, as amended, provisions for such facilities.

Specific residential designations for land use plan

The residential designations, (single low = 10,000 square feet. and single high = 5,000 square feet density) and multi-family (low to high density), are intended to indicate land which is already developed for residential purposes and land which is suitable for future residential development. Well over half of the town's land area, exclusive of streets, is in one of these designations as indicated on the Land Use Plan.

R-1 Single-family low density residential - the purpose of the single-family residential designation is to provide for areas of town where low density residential uses will be provided for. For the purposes of this comprehensive plan, low density shall mean from 1 to 4 dwelling units per acre of land, or a minimum of 10,000 square foot lot size.

R-2 Single-family high density residential - the purpose of the single-family residential designation is to provide for areas of town where high density residential uses will be provided. For the purposes of this comprehensive plan, high density shall mean from 1 to 8 dwelling units per acre of land, or a minimum of 5,000 square foot lot size; and include single family residences or duplexes.

R-3 Multifamily residential - the purpose of the multi-family residential designation is to provide for the development of multi-family dwellings and other types of higher density residential uses such as manufactured home parks. For the purposes of this comprehensive plan, multifamily shall mean from 5 to 15 dwelling units per acre of land. Specific goals for multi-family residential development encourage a mixture of housing types, provide flexibility in land use regulations which allows for the development of all types of residential uses with varying densities, and allow family and mini day care facilities outright in these areas.

The 2010 Comprehensive Plan Update's housing (land use) goals, strategies, and policies do not meet the housing requirements stipulated in the Washington Department of Commerce's (DOC) Housing Action Plan (HAP) and should be updated on the adoption of this Twisp HAP accordingly.

The 2010 Comprehensive Plan Update allocated land uses within Town city limits using 2005 Okanogan County GIS information for the following activities:

	Acres	% of All area	% of developed
Single-family	97.04	14.48%	27.06%
Duplex	2.36	0.35%	0.66%
Multifamily	12.69	1.89%	3.54%
Apartments	3.94	0.59%	1.10%
Motel-hotel	6.22	0.93%	1.73%
Vacation	2.53	0.38%	0.71%
Mobile home park*	12.29	1.83%	3.43%
Residential	126.91	18.93%	35.39%
Total developed area	358.60	50.78%	100.00%
Vacant	242.21	34.29%	
Total area**	706.23	100.00%	

* Mobile home park previously included under commercial uses.

** Total area includes streets and rights of way, water, agriculture, manufacturing, public and semi-public, and commercial uses.

Source: 2010 Twisp Comprehensive Plan Update

The Comprehensive Plan allocated 18.93% of the total land area or 35.39% of the developed area within the Town for residential uses primarily for single-family development (14.48% of all land) with some allocation for duplex (0.35%) and multifamily (1.89%) of which multifamily was divided into apartments (0.59%), motel-hotel (0.93%), and vacation homes (0.38%). Mobile home parks were allocated 1.83% of all land.

Vacant lands represented 34.29% of all land area and was not allocated for use in the 2010 Comprehensive Plan Update.

The 2010 Comprehensive Plan Update's allocation of all developable land for residential use, particularly for housing type, may not meet the housing requirements of present and future households as outlined in Appendix D following.

Existing zoning allowances

Twisp's November 2022 zoning ordinance and map allocates development opportunities within 10 zoning districts including an Airport (AIR), 4 commercial (C-1, C-2, C-3, and C-R), an industrial (I), public (PU), and 3 residential zones (R-1, R-2, and R-3). A planned development allowance is provided as an overlay district.

A variety of residential uses are allowed within the residential and commercial districts subject, in some cases to Administrative (AP), Conditional (CUP), Planned Development (PD) permit, and Binding Site Plan (BSP) requirements.

R-1 Low-density residential - reserves areas primarily for family living in single-family dwellings on large lots. Certain community and commercial uses that are compatible with residential uses and consistent with the character of single-family neighborhoods are allowed. Approved accessory dwelling units are allowed.

R-2 High-density residential single-family - reserves areas primarily for family living in single-family dwellings. Duplex, approved accessory dwelling units, and certain community and commercial uses that are compatible with residential uses and consistent with the character of single-family neighborhoods are allowed.

R-3 Multifamily residential - reserves areas primarily for families living in single-family and multifamily dwellings. Duplex, approved accessory dwelling units (within or separate from the main structure), and a variety of other uses that are compatible with residential uses and consistent with the character of multifamily neighborhoods are allowed.

	R-1	R-2	R-3
Minimum lot size	10,000 sf	5,000 sf single-family, 7,500 sf duplex	5,000 sf single-family, 1,500 sf each additional unit
Maximum density with PD permit	6 du/net residential acre	10 du/net residential acre	16 du/net residential acre
Maximum building coverage	35%	50%	50%
Maximum lot coverage	50%	65%	80%
Maximum height, main structure	30 ft	30 ft	30 ft
Maximum height, accessory structure	24 ft	24 ft	24 ft
Maximum lot size with ADU	15,000 sf	7,500 sf	6,500 sf
Minimum primary du size	950 sf	500 sf	360 sf
Minimum ADU size-4	360 sf	360 sf	360 sf

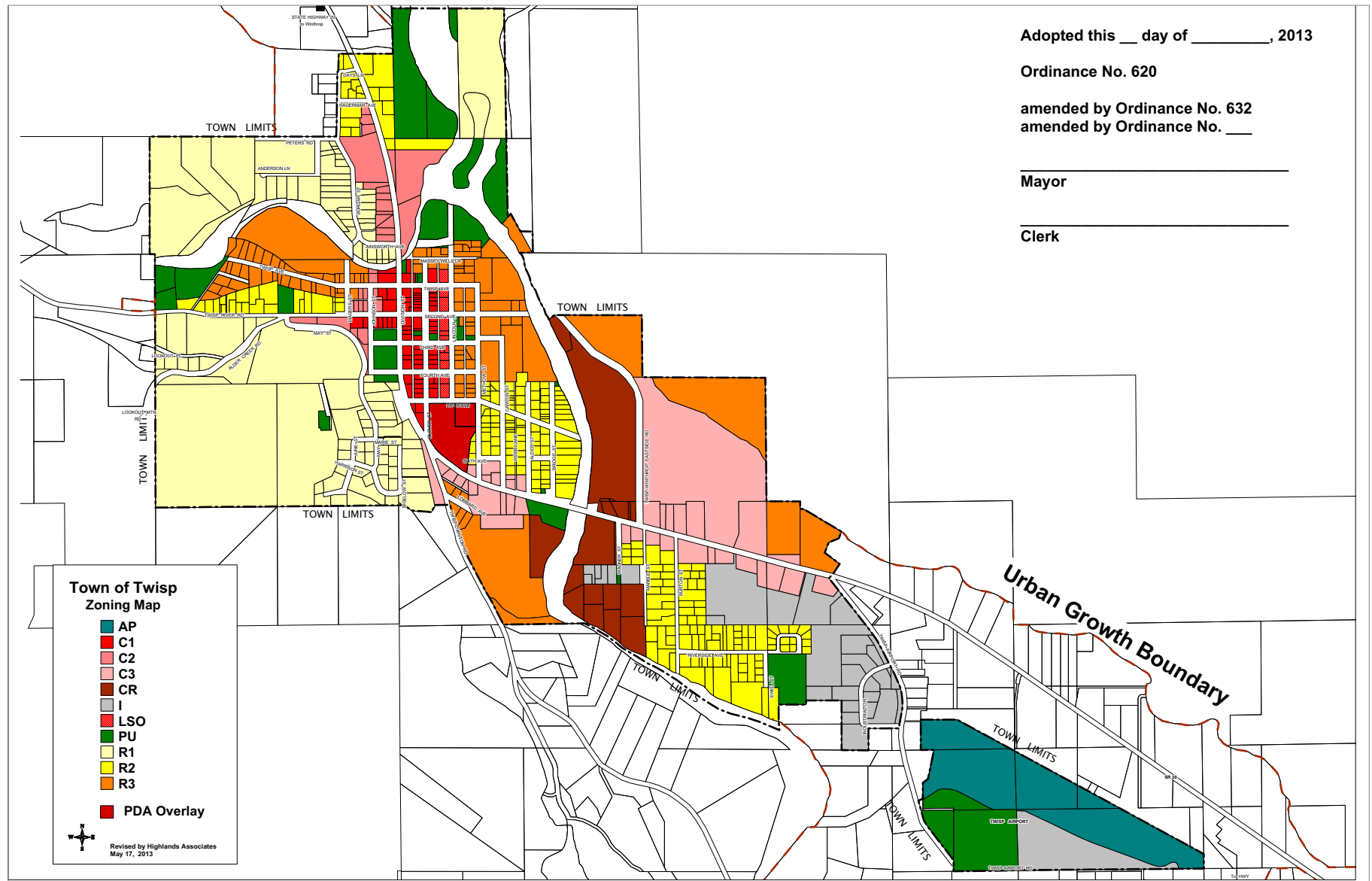
du=dwelling units
4= limited to detached dwellings

C-1 Downtown commercial - is a pedestrian-oriented commercial district supporting a mix of residential and commercial uses. Single, duplex, and multifamily residential uses are permitted by administrative permit; provided, that 50% of the ground floor be dedicated to commercial use, and the commercial use dominates the street frontage facade of the building. Residential frontage shall be limited to access only.

C-1 Lincoln Street Corridor - is a special mixed-use zone that allows more flexible residential development than typically provided for in the C-1 zone. Single-family residences and duplexes are allowed along the west side of Lincoln Street; provided, that the structures adhere to C-1 setbacks, bulk height, and densities and subject to an administrative permit.

C-2 Office/tourist commercial - provides areas outside of the downtown business area for uses that do not generate large volumes of traffic or traffic circulation and turning patterns that would disrupt the smooth flow of traffic on adjacent arterial streets or the Highway 20 corridor, including low- to medium-intensity, generally nonretail commercial and service uses and residential uses (including single-family and multifamily dwellings; provided, that commercial uses are located on the ground level and occupy a minimum of 50% of the ground level and the majority of street frontage, as well as tourist accommodations).

C-3 General commercial - allows for a wide variety of commercial uses outside of the downtown business area. New residential uses are not allowed in C-3 districts. An existing single-family dwelling located within a C-3 district may be rebuilt, repaired, expanded, and otherwise changed for human occupancy. Accessory structures appurtenant to an existing single-family dwelling, such as garages, carports, storage sheds, and fences, may likewise be rebuilt, repaired, expanded, and otherwise changed. In addition to the above provisions, any improvements shall comply with the development regulations specified for the C-3 zoning district for single-family dwellings and accessory structures.



C-R Commercial riverfront - provides areas for high-density, pedestrian-friendly mixed-use development that takes advantage of the special qualities of the town's riverfront and promotes pedestrian access and use of the riverfront and its business amenities. Developments that meet high aesthetic standards and offering a mix of uses including pedestrian-oriented retail, multifamily housing (including condominiums, multifamily dwellings, and townhouses) and tourist accommodations (including bed and breakfast inns, hotels, motels, overnight rentals, resorts, and time-share condominiums), entertainment and cultural activities, restaurants, and conference facilities with parking spaces provided for customers' and employees' use. New single-family residential, detached dwellings are not allowed in C-R districts. An existing single-family dwelling located within a C-R district may be rebuilt, repaired, expanded, and otherwise changed for human occupancy. Accessory structures appurtenant to an existing single-family dwelling, such as garages, carports, storage sheds, and fences, may likewise be rebuilt, repaired, expanded, and otherwise changed. In addition to the above provisions, any improvements shall comply with the development regulations specified for the C-R zoning district for single-family dwellings and accessory structures.

	C-1	C-2	C-3	C-R
Minimum lot size, residential-1	5,000 sf Lincoln Street Overlay	-	-	By PD only
Maximum density, with PD permit-4	16 dua	16 dua	-	16 dua multifamily
Maximum lot coverage-5	100%	80%	80%	80%
Maximum height	30 ft	30 ft	38 ft	45 ft-9
Maximum lot size, ADU	7,500 sf	7,500 sf	7,500 sf	-

dua=dwelling units per acre

1=Where residential units are permitted, lot coverage, setback, and height requirements shall be the same as those for R-3 districts unless otherwise stated.

4=Determined by setback and off-street parking requirements in all zoning districts except C-R.

5=Except where property abuts a residential zone; then setback shall be 10 feet.

9=three stories not to exceed 45 feet.

PD Planned Development - allows a variety of uses and developments while retaining the ability of the town to review and condition those developments that might without restriction infringe on other uses in the district or threaten the environmental or aesthetic attributes of the town to achieve the following objectives:

- Provide flexibility in the design of land uses and activities;
- Allow for public input and response;
- Permit creativity in design and placement of buildings, use of required open spaces, provision for on-site circulation plans, off-street parking and other site design elements;;
- Facilitate the provision of economical and adequate public improvements, including streets and utilities;
- Minimize and/or mitigate the impacts of development on valuable natural resources and unique natural or existing features;
- Minimize and/or mitigate the impacts of development on the public health, safety, welfare, aesthetic values, and other interests;
- Require the incorporation of public access to recreational opportunities, including trail systems;
- Allow areas to be combined together for development that would otherwise be developed on a lot-by-lot basis, and to develop the area jointly with clustered or common features and structures and shared roads and utilities;

Appendix A: District Use Chart - Residential allowances

Residential uses	R-1	R-2	R-3	C-1	C-2	C-3	C-R	I	AIR	PU
Accessory dwellings	A	A	A	AP	AP	P	PD	P	P	P
Accessory structures	A	A	A	A	A	A	A	A	P	A
Adult family homes	A	A	A	PD	PD	CUP	PD	P	P	P
Assisted living facility	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Bed and breakfasts	AP13	AP13	A13	P**	P**	P**	P**	P	P	P
Boarding homes	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Boarding houses	CUP	CUP	A	A	A	A	A	P	P	P
Condominiums, residential	PD	PD	PD	PD	PD	P	PD	P	P	P
Convalescent	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Duplexes	P	A	A	AP14	AP14	P	PD	P	P	P
Dwellings, multifamily	P	P	A	AP14	AP14	P	PD	P	P	P
Dwellings, single-family	A	A	A	AP14	AP14	P	P	P	P	P
Family day care (<6 child)	A	A	A	AP	AP	AP	A	CUP	P	P
Group homes	CUP	AP	AP	P	P	P	P	P	P	P
Halfway houses	P	P	CUP	P	P	P	P	P	P	P
Manufactured home parks	P	P	PD	P	P	P	P	P	P	P
Multifamily use	P	A	A	P15	P15	P15	PD	P	P	P
Nursing homes	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Overnight accommodations	AP	AP	AP	AP	AP	AP	AP	P	P	P
Overnight rentals	AP	AP	AP	AP	AP	AP	AP	P	P	P
Residential care facilities	CUP	CUP	AP	PD	PD	CUP	PD	P	P	P
Retirement homes	AP	AP	AP	AP	P	P	PD	P	P	P
Townhouses	PD	A	A	PD	PD	P	PD	P	P	P

A=allowed use, AP=allowed, Administrative Permit required, CUP=Conditional Permit required,

P=Prohibited use, PD=Planned Development permit required, BSP=Binding Site Plan

P**=The Methow School District property, formerly the Twisp High School and currently zoned PU, shall be allowed to include uses compatible with the C-1 district under the issuance of an administrative permit.

AP13=In R-1 and R-2 districts, an owner-occupied single-family dwelling in which not more than 2 bedrooms are offered for rent. In R-3 districts, an owner-occupied single-family dwelling in which not more than 4 bedrooms are offered for rent.

AP14=Single, duplex, or multifamily residential uses are permitted in the C-1 and C-02 districts by an administrative permit: provided, that commercial uses are located on the ground floor and occupy a minimum of 50% of the ground level and the majority of street frontage. Single-family residents and duplexes are allowed with an AP in the Lincoln Street overlay conditioned under TMC 18.30.030(3).

AP15=Residential uses are allowed provided dwellings may not occupy more than 50% of the ground floor area.

- Assure that aesthetic values are considered in the architectural design of structures and in the overall development plans;
- Provide regulations for the planned development permit process which will give notice to developers of pertinent issues, concerns, and limitations in planning of projects.

The PD process includes a preapplication conference, preliminary development application, preliminary development notice, hearing, and decision, final development plan, and if necessary, modification of final development plan with the Town Administrator, Departments, and Town Council.

Missing Middle Housing (MMH)

Missing Middle Housing is a term coined by Dan Parolek of Opticos in 2010 to define a range of multi-unit or clustered housing types compatible in scale with single-family homes. The term refers to housing types that were often built, and still exist in most towns and cities, such as courtyard apartments or bungalow courts.

They are “missing” because they are prohibited by many modern zoning codes and parking requirements. Many of these “old,” pre-suburban housing types filled in the gap between apartments and detached single dwellings.

Missing middle housing includes the following housing adaptations as well as other innovations of interest to Twisp’s Housing Action Plan including typical building parameters.

Accessory Dwelling Units (ADUs) - or backyard cottages or granny pods are a second, small dwelling located on the same lot as a single-family house. An ADU may be an internal conversion of a portion of an existing house, basement, or

garage, or an addition to an existing house, or a separate detached structure but are not separately owned. ADUs may be stick-built wood structures, modular or manufactured, shipping container houses, or tiny houses with separate entries, utilities, and parking.

Building

Number of units	1
Width	8-55 feet
Depth	20-60 feet
Height to eave	8-28 feet
Floors	1-2.5 stories
Typical unit size	160-2,400 square feet

Yard/parking

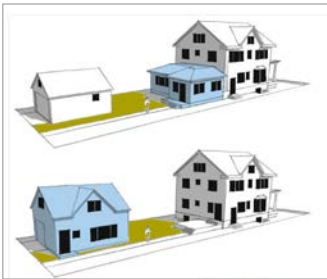
Parking on-site	1.0 parking stall/unit
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Duplex, Triplex, Fourplex - include a duplex that is a small to medium-sized structure that consists of 2 side-by-side or stacked dwelling units, both facing the street, and within a single building massing. Multiplex (including a Triplex or Fourplex) is a medium-sized structure that consists of 3-6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Duplex and Multiplex type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods.

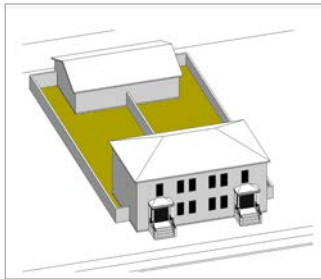
Lot

Width	55-75 feet
Depth	100-150 feet
Area	4,500-11,250 feet
Area	0.13-0.26 acres

Accessory Dwelling Unit



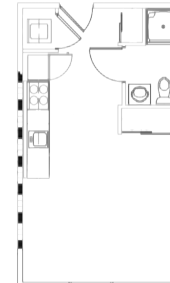
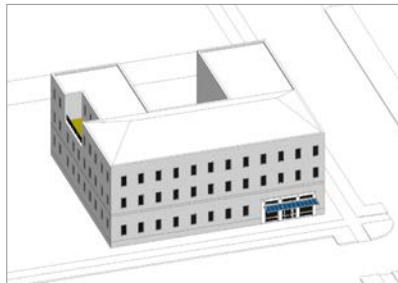
Duplex



Cottage



Townhouse



Courtyard Building

Multiplex

Live-Work

SEDU

Building

Number of units	2-6
Width	28-55 feet
Depth	28-60 feet
Height to eave	20-28 feet
Floors	1-2.5 stories
Typical unit size	500-2,400 square feet

Density

Net density	8-29 dwelling units/acre
Gross density	7-22 dwelling units/acre

Yard/parking

Front yard	10-25 feet
Side yard	5-12 feet
Rear yard	30-60 feet
To accessory building	10-20 feet
Parking on-site	1.0 parking stall /unit

Cottage or Bungalow Court - is a group of 4 or more single dwellings arranged around a shared courtyard or passageway with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard may be open to the street or surrounded by single dwellings with parking placed in the rear of the lot or behind each unit.

Lot

Width	115-160 feet
Depth	100-150 feet
Area	11,500-24,000 square feet
Area	0.26-0.55 acres

Building

Number of units	5-10
Width	18-24 feet
Depth	24-36 feet
Height to eave	12-18 feet
Floors	1-2 floors
Typical unit size	500-800 square feet

Density

Net density	13-38 dwelling unit/acre
Gross density	10-20 dwelling unit/acre

Yard/parking

Front yard	10-25 feet
Side yard	5-15 feet
Rear yard	5-15 feet
To accessory building	5-10 feet
Parking on-site	1.0 parking stall/unit

Town or Rowhouse - is a small- to medium-sized building comprised of attached dwelling units arrayed side by side usually with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property with the garage at the rear separated from the primary building by a rear yard. Dwelling units are accessed from the front yard/street with parking in the rear.

Lot

Width	18-25 feet
Depth	85-120 feet
Area	1,530-3,000 square feet
Area	0.035-0.09 acres

Building

Number of units	1-5 units
Width	18-25 feet
Depth	35-55 feet
Height to eave	25-40 feet
Floors	2-3.5 stories
Typical unit size	1,000-3,000 square feet

Density

Net density	11-85 dwelling unit/acre
Gross density	10-20 dwelling unit/acre

Yard/parking

Front yard	10-25 feet
Side yard	0-12 feet

Rear yard	30-60 feet
To accessory building	10-20 feet
Parking on-site	2.0 parking stalls/unit

Courtyard Buildings - are a group of dwelling units oriented around a courtyard or series of courtyards. The courtyard replaces the rear yard and is more open to the street in low intensity neighborhoods and less open in more urban settings. Each unit is accessed from the courtyard.

Lot

Width	100-135 feet
Depth	110-150 feet
Area	11,000-20,250 square feet
Area	0.25-0.46 acres

Building

Number of units	6-25 units
Width	50-100 feet
Depth	40-80 feet
Height to eave	20-40 feet
Floors	2-3.5 stories
Typical unit size	500-1,300 square feet

Density

Net density	26-60 dwelling unit/acre
Gross density	21-56 dwelling unit/acre

Yard/parking

Front yard	10-15 feet
Side yard	5-12 feet
Rear yard	10-20 feet
To accessory building	10-20 feet
Parking on-site	1.0 parking stall/unit

Multiplex - are detached structures that consist of multiple dwelling units arranged side-by-side and/or stacked with a shared entry from the street that may have retail, service, and/or office uses on the ground floor.

The primary shared common space is the rear or side yard designed as a courtyard or outdoor space. Courtyards can be located on the ground, or on a podium, or on a parking deck or roof open to the sky.

Lot

Width	40-120 feet
Depth	100-150 feet
Area	9,600-18,000 square feet
Area	0.22-0.41 acres

Building

Number of units	7-19 units
Width	50-80 feet
Depth	35-75 feet
Height to eave	25-45 feet
Floors	2-3.5 stories
Typical unit size	500-1,600 square feet

Density

Net density	13-55 dwelling units/acre
Gross density	11-50 dwelling units/acre

Yard/parking

Front yard	10-25 feet
Side yard	5-12 feet
Rear yard	30-60 feet
To accessory building	10-20 feet
Parking on-site	1.25 parking stall/unit

Live-Work - is an attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for a range of non-residential uses such as personal and general service, small-scale craft production or retail uses. The flex space and residential unit typically have separate entrances. Parking areas are located and accessed from the rear of the lot.

Lot	
Width	18-25 feet
Depth	85-120 feet
Area	1,530-3,000 square feet
Area	0.04-0.09 acres
Building	
Number of units	1
Width	25 feet
Depth	35 feet
Height to eave	38 feet
Floors	3 stories
Typical unit size	1,750 square feet
Density	
Net density	15 dwelling units/acre
Gross density	11 dwelling units/acre
Yard/parking	
Front yard	10 feet
Side yard	0 feet
Rear yard	0 feet
To accessory building	10-20 feet
Parking on-site	29.0 parking stalls/unit
<p><u>Small Efficiency (SEDU) or Efficiency Dwelling Units (EDU)</u> - are small dwelling units that have gained popularity in urban areas like Seattle, Bellevue, Redmond, as well as across the country. Typical occupants include service, education, health, and tech workers as well as seniors who commute by transit or bicycle with very low vehicle ownership and thus parking requirements. SEDUs and EDUs include individual dwelling units such as Accessory Dwelling Units (ADUs) or Tiny Houses but also structures that include a number of small units in buildings that resemble apartments or multiple family structures.</p>	
Type	Sq ft
<u>Congregate</u> - a type of housing in which each individual has a private bedroom or living quarters, but shares with other residents a common dining room, recreational	140-200

room, or other facilities.	
<u>Micro housing</u> - units contain a kitchenette and private bathroom and share a common kitchen, group gathering place, and recreational area.	140-200
<u>Small Efficiency Dwelling Unit (SEDU)</u> - slightly undersized conventional studio apartment with a complete kitchen, bathroom, and closet space.	220-300
<u>Efficiency Dwelling Unit (EDU)</u> - a conventional studio apartment that is less than 400 square feet.	300-370

Current MMH zoning allowances and analysis

Twisp's existing zoning regulations were analyzed to determine to what affect the regulations encourage or constrain the use of innovative "missing middle housing".

Existing zoning code allowances

	R-1	R-2	R-3	C-1	C-2	C-3	C-R
Accessory Dwelling Unit (ADU)	A	A	A	AP	AP		PD
Duplex, Triplex, Fourplex		A	A	AP14	AP14		PD
Cottage, Bungalow Court							
Townhome, Rowhouse	PD	A	A	PD	PD		PD
Courtyard Building							
Multiplex		A	A	P15	P15	P15	PD
Live-Work		A	A	P15	P15	P15	PD
SEDU and EDU							

A=allowed use, AP=allowed, Administrative Permit required, PD=Planned Development permit required

AP14=Single, duplex, or multifamily residential uses are permitted in the C-1 and C-02 districts by an administrative permit: provided, that commercial uses are located on the ground floor and occupy a minimum of 50% of the ground level and the majority of street frontage. Single-family residents and duplexes are allowed with an

AP in the Lincoln Street overlay conditioned under TMC 18.30.030(3).

AP15=Residential uses are allowed provided dwellings may not occupy more than 50% of the ground floor area.

Twisp's current zoning districts were analyzed for the following criteria:

Allow missing middle housing (MMH) structures. Subject to Administrative Permit and Planned Development, most Twisp zones allow ADU, duplex, townhouse, multiplex, and live-work units. The zones do not allow cottage or bungalow court, or courtyard building, or SEDU or EDU building types that would increase density and choice especially for small households.

Regulate the maximum lot size allowance (to increase density) and retain single-family compatibility. Twisp R-1, R-2, and R-3 minimum lot sizes are considerably larger than MMH including 15,000 square feet in R-1, and 7,500 square feet for duplex in R-2, and 6,500 square feet for in R-3 for single-family with an ADU. Minimum lot sizes in the C-1, C-2, and C-3 zones are 7,500 square feet for single-family with an ADU and no minimum in the C-R zone. In acceptable areas within the Town, the minimum lot sizes should be reduced to allow MMH types that would increase density and choice.

Regulate the maximum building width (no more than 45-60 and no more than 75 feet) and depth (no more than 80-100 feet) to keep the building scale small – or use Form-Based Code (FBC). Twisp zoning districts do not regulate maximum building widths or depths other than inadvertently with yard setback requirements. Maximum building widths and depths should be added to R-2 and R-3 zones where MMH building types are to be introduced.

Allow sufficient density (at least 16 and preferably up to 35-45 units/acre or reduce minimum required square footage of lot per unit) to achieve missing middle feasibility. R-3, C-1, C-

2, and C-R allow up to 16 dwelling units per acre or the minimum necessary to support some of the high density MMH building types including courtyard, multiplex, SEDU, and EDU. Where desirable, and where emergency fire equipment capabilities allow, the maximum density and building heights could be increased to allow high density MMH building types without overpowering the adjacent neighborhoods.

Restrict maximum height (2.5 stories) to keep scale compatible with single-family neighborhoods. Maximum building heights are 30 feet in all R-1, R-2, R-3, C-1, C-2, and 45 feet in C-R which allows 2.5-3.0 stories compatible with most low-density MMH building types and even high-density courtyard buildings, multiplex, live/work, SEDU, and EDU.

Reduce parking requirements for missing middle housing (1 off-street space per unit). Existing parking standards require 1 off-street space per ADU and 2 boarders in a boarding or rooming house and 2 off-street parking spaces in all other housing types.

Residential use	Standard	
Accessory dwelling unit (ADU)	1	Per ADU
Boarding or rooming house	1	Per 2 boarders
Duplexes and multifamily dwellings	2	Per dwelling unit
Single-family dwellings	2	Per single-family dwelling

Parking requirements should be delineated further to reduce parking to 1 off-street space or less for SEDU, EDU, and other MMH building types that will house elderly and other non-family households particularly if located along a transit route,

Consolidate open space into common areas and reduce open space requirements on lots. Other than the Planned Development (PD) option, Twisp zoning districts do not allow common area consolidation relying instead on yard setback and

landscaping requirements. A clustering option could be added to the zoning districts to require open space and landscape buffers but in consolidated configurations that are more accessible, aesthetic, and beneficial.

Indicate which districts allow MMH on the zoning map.

Twisp's zoning code includes overlay districts for Shoreline (SO), Critical Areas (CAO), Lincoln Street (LSO), and the Public Development Authority for TwispWorks. MMH housing types should be incorporated into appropriate residential and commercial zoning districts based on density considerations rather than as an overlay.

Reduce minimum dwelling unit sizes to fit MMH. Twisp's zoning code specifies a minimum primary dwelling unit size of 950 square feet in the R-1, 500 square feet in the R-2, and 360 square feet in the R-3 and a minimum ADU size of 360 square feet in all R zones. These minimum requirements are considerably larger than MMH housing types and larger than necessary to house Twisp's proportion of non-family households. A minimum primary dwelling unit size may be desirable in the R-1 zone to maintain a single-family neighborhood pattern but is unnecessary and undesirable in the R-2 and R-3 zones if MMH innovative housing types are to achieve density, accommodate non-family households, and reduce development costs.

Conclusions and recommendations

Aged housing stock – of Twisp's 601 housing units, 179 or 30% were built over 54 years ago. Housing stock this old may not have current plumbing, electricity, exterior materials, or other improvements necessary to be well maintained, code compliant, and habitable. Twisp, however, can't afford to lose older and less expensive housing stock as the housing market cannot build new housing for this cost. Repair and renovation programs

should be instituted to keep older stock from falling into disrepair and being lost to the inventory.

Low value owner-occupied housing – of Twisp's 277 owner-occupied housing units, 171 or 62% are less than \$199,999 in value and thereby affordable for a wide variety of critical service worker skilled households. This includes 46 or 17% that are less than \$50,000 in value and presumably includes older mobile homes and trailers that are irreplaceable and should be retained or replaced with manufactured housing to provide low-cost ownership options.

Low monthly rent – of Twisp's 270 rental units (not including subsidized units with no computed monthly rent), 206 or 76% are under \$999 in monthly rent and affordable for a wide variety of critical skilled households. This includes 36 or 13% under \$500 in monthly rent and presumably may include mobile homes or trailers or the older stick-built single-family units that are irreplaceable and must be retained in the housing stock.

Low vacancy rate – of all housing units, which defines seasonal homes as vacant, was under 4% in Twisp in 2020 which reflects a low "churn" rate meaning older sale and rental housing is not available in sufficient numbers to allow households to sort options in the marketplace especially since no new housing units were recorded as being added to the supply between 2014-2020. New housing construction, if reflective of local household needs and income capability, will generate turnover making older less expensive sale and rental housing units available to a wider variety of household needs and financial capabilities.

Non-family households – of Twisp's 441 households, 38% were non-family or single individuals including 16% elderly non-family and presumably candidates for innovative, smaller housing options.

Housing stressed - paying 30-50% and particularly 50% or more of income for housing, are predominantly non-family households including elderly and non-elderly.

Assisted housing units - includes 46 one-three bedroom single-family and multifamily units provided by the Methow Housing Trust (MHT) (13 single-family), Northwest Association for Housing Affordability (NAHA) (16 apartments), and the Housing Authority of Okanogan (HAOC) (17 apartments). While significant, the assisted housing inventory does not address the housing needs of Twisp's sizable non-family households.

Proposed/potential housing - includes 8 announced assisted and market rate projects that could provide at least 305 more housing units where projects have identified housing products of which at least 288 or 94% are single-family. While significant, the potential assisted, and market rate developments will not address the housing needs of Twisp's sizable non-family households.

2010 Comprehensive Plan Update's Land Use (housing) Element does not meet Washington Department of Commerce's (DOC) Housing Action Plan (HAP) requirements - and should be updated on the adoption of this Twisp HAP accordingly.

2010 Comprehensive Plan Update's allocation of all developable land for residential use - particularly for housing type, does not meet the housing needs of present and future households and should be reallocated, particularly vacant and undeveloped land, as outlined in Appendix D following.

Missing Middle Housing (MMH) - defines a range of multi-unit or clustered housing types compatible in scale with single-family homes and neighborhoods. MMH housing types are "missing", because most MMH housing types are prohibited by Twisp zoning and development requirements which should be revised to allow:

- Cottage or bungalow court, or courtyard building, or SEDU or EDU building types that would increase density and choice especially for small households.
- Reduce minimum lot sizes in acceptable areas within Twisp to allow MMH types that would increase density and choice.
- Add maximum building widths and depths in R-2 and R-3 zones where MMH building types are to be introduced to retain single-family scale.
- Increase allowable density and/or reduce minimum required lot size to support some of the high density MMH building types including courtyard, multiplex, SEDU, and EDU.
- Retain height limits that allow 2.5-3.0 stories to retain single-family scale trading increased density or smaller lots rather than increased height.
- Reduce parking requirements for MMH housing products like SEDU or EDU that accommodate non-family households or single individuals with less vehicle ownership or dependence.
- Add a clustering option that consolidates open space in configurations that are more accessible, aesthetic, and usable.
- Reduce minimum primary dwelling unit size requirements in R-1 to a level consistent with smaller cottage type single-family and eliminate minimum dwelling unit requirements for ADU and all other MMH housing types to achieve density, accommodate non-family households, and reduce development costs.

Appendix E: Public opinions

Public opinion was solicited from a variety of methods including workshops, open houses, and an online survey of all residential addresses within the Twisp zip code during the housing action planning process. Following is a summary of major findings.

Housing resource groups and employers' workshops

A survey and follow-up workshops were conducted of all nonprofit housing groups and employers within the Methow Valley and Okanogan County on the 12th of October 2022 at the Winthrop Public Library.

Housing resource groups - included the Methow Housing Trust (MHT), Northwest Association for Housing Affordability (NAHA - Catholic Housing Ventures), Jamie's Place, Room One, Housing Authority of Okanogan County (HAOC), Methow at Home (MAH), Senior Assessment for Support and Housing (SASH), Methow Housing Solutions Network, TwispWorks, and Methow Conservancies (MC).

Employers - included Okanogan County Electric Coop, Western Washington University (WWU), USFS District, Sun Mountain, Century Tel, The Inn at Mazama, Hotel Rio Vista, River Run, Little Star School, Methow School District, Jamie's Place, Methow Trails, TwispWorks, Boutique Store, Old Schoolhouse Brewery, and Hank's Market.

A summary of major findings includes (a detailed matrix for each employer is provided at the end of this chapter):

- Methow Valley currently employs 592 part and full-time employees and 132 seasonal.
- Part and full-time employees include married households and seasonal primarily individuals.

- Part and full-time employees own and rent; seasonal employees rent only.
- The Methow Valley needs more affordable ownership options, better rental options, and seasonal summer options.
- Employees want a greater variety of housing types including smaller units located in Winthrop and Twisp with services.
- Almost all employers are interested in participating in housing action plans.

Realtors, builders, architects' workshop

A survey and follow-up workshop were conducted for Methow Valley realtors, developers, architects, and contractors on the 31st of October 2022 at TwispWorks in Twisp. Invitations were emailed to 5 realtors, 10 developers, 14 architects, and 11 contractors or 40 in total who are active in the Methow Valley - 22 of which are based in the Methow Valley and 18 in the Seattle area.

Six organizations participated in the workshop including North Star Construction, Hall Construction, Built Well Company Construction, Buchanan General Contracting, and Serious Fun Studio. Their recommendations included using:

- **Missing Middle Housing (MMH)** - in zoning allowances, reducing lot sizes and/or increasing densities, recruiting local construction labor including training high school students in building trades, and use of non-profit and low-income housing programs.

Public briefings

Progress reports were provided to each Town Planning Commission and Council at milestone events in the housing action planning process including:

19 September - Twisp Housing Committee
 21 September - Winthrop Town Council
 27 September - Winthrop Planning Commission
 14 February - Winthrop Planning Commission
 15 March - Winthrop Town Council
 23 March - Twisp Housing Committee
 10 April - Twisp Town Council
 19 May - Winthrop Town Council
 25 May - Winthrop Open House
 26 June - Twisp Open House

Open house

An in-person and virtual open house was held in Twisp at the Civic Center from 6-8pm on June 26th in 2023. The event was publicized on the Town website, by email invitations, and in the Winthrop Valley News.

The HAP consultant presented background findings and implications on local housing costs, trends, and density options. The presentations were recorded and translated simultaneously into Spanish. Breakout tables were hosted by the consultant on Missing Middle Housing (MMH) examples and potential locations for locating MMH in the Town's zoning districts.

The open house was attended in-person by around __ people and on-line by ____ people who reside in Twisp and the Methow Valley.

Resident household survey

Twisp conducted an on-line survey in English and Spanish of residential households concerning housing needs, trends, policy and project proposals, and financing options. The survey was publicized by a postcard mailing using the US Postal Service's

(USPS) Every Door Direct Mail (EDDM) to all 1,521 mailing and post office box address within the Twisp zip code.

___ respondents or ___% of all households completed the survey. The survey is accurate within +/-__% of the opinions of the households who choose to respond or participate and are not necessarily typical of the population at large but based on experience would likely participate in a voter referendum.

Survey respondent characteristics

Resident respondents were asked **where they lived on a seasonal (part-time) and year-round (full-time) basis in Twisp Town limits, elsewhere in Methow Valley, or elsewhere in Okanogan County.**

Answered: Skipped:

Twisp part-time	Methow Valley full-time	
Twisp full-time	Okanogan Co part-time	
Methow Valley part-time	Okanogan Co full-time	

Respondents were asked **how many years they have lived in Twisp, elsewhere Methow Valley, or elsewhere in Okanogan County.**

Answered: Skipped:

	0-1	2-5	6-10	11-15	16-20	21+
Twisp Town						
Methow Valley						
Okanogan County						

Respondents were asked **if more than 2 generations of their family lived in Twisp, elsewhere Methow Valley, or elsewhere Okanogan County.**

Answered: Skipped:

	Don't know	No	Maybe	Yes
Twisp				
Methow Valley				
Okanogan County				

Respondents were asked **if they would like to continue to live in Twisp, elsewhere Methow Valley, or elsewhere Okanogan County.**

Answered: Skipped:

	Don't know	No	Maybe	Yes
Twisp				
Methow Valley				
Okanogan County				

Respondents were asked **if their employer provided housing and if so, at full cost, a reduced cost, or no cost.**

Answered: Skipped:

	No	Yes
Full cost		
Reduced cost		
No cost		

Respondents were asked **if their housing was secure.**

Answered: Skipped:

	No	Yes
Long-term lease		
Make mortgage payments		
Physically able to repair/maintain home		
Financially able to repair/maintain home		
Able to get employment		
Able to pay rent/mortgage under 30% of income		

Respondents were asked **if their housing was in good condition.**

Answered: Skipped:

	No	Some	Yes
Poor - needs major roof, siding, plumbing, electrical			
Fair - needs minor repairs but is otherwise occupiable			
Good - maintenance and repairs taken care			

of

Respondents were asked **if they had struggled to find housing in the current market.**

Answered: Skipped:

	No	Yes
Struggled to find housing to rent		
Struggled to find housing to buy		

Respondents were asked **if they own or rent any other properties in Twisp, elsewhere in Methow Valley, or elsewhere in Okanogan County.**

Answered: Skipped:

	No	Yes
In Twisp		
Elsewhere in Methow Valley		
Elsewhere in Okanogan County		

Resident respondents were asked **where they worked.**

Answered: Skipped:

Retired		Methow Valley	
In-home		Okanogan County	
Twisp		Other area	

Resident respondents were asked **whether they had any time of disability that would make housing hard to find.**

Answered: Skipped:

	No	Some	Yes
Transportation			
Family size limitation			
Aging limitation			
Physical disability			

Resident respondents were asked **how they get to work.**

Answered: Skipped:

Walk	Bike	Car	Carpool	Transit

Resident respondents were asked **their education level**.

Answered: Skipped:

Grade school	High school	Technical school	Some college	Bachelor's degree	Graduate degree

Resident respondents were asked **what age group they were in**.

Answered: Skipped:

19-24	25-34	35-44	45-54	55-64	65+

Resident respondents were asked **their marital status**.

Answered: Skipped:

Single	Co-habitat	Married

Resident respondents were asked **the number of adults over age 18 and children under age 18 in their household**.

Answered: Skipped:

	0	1	2	3	4	5+
Adults						
Children						

Resident respondents were asked **their gender**.

Answered: Skipped:

Male	Female	Other

Resident respondents were asked **their annual income range (in thousands)**.

Answered: Skipped:

<\$20	\$21-30	\$31-40	\$41-50	\$51-75	\$76-100	\$100-125	\$125-150	\$150+

Survey respondent characteristics generalized

Resident respondents were self-selected rather than randomly recruited and were generally longtime residents of Twisp, Methow Valley, and Okanogan County, retired or worked in Twisp, commuted by walking or car, with college degrees, married, with __ adults and __ children households, female, of all income ranges.

Housing characteristics

Resident respondents were asked **their current residence**.

Answered: Skipped:

Own				Rent		
Mobile	House	Townhouse	Condo	House	Apt	Room

Resident respondents were asked **how much they pay for rent or mortgage each month**.

Answered: Skipped:

\$0	\$1-499	\$500-999	\$1,000-1,499	\$1,500-1,999	\$2,000-2,499	\$2,500+

Note: \$0 - own home.

Generalized findings - survey respondents

Housing preferences

Resident respondents were asked **how they rated their current housing situation on a scale of poor to best (1 to 5 totaled and averaged) satisfaction**. Following is the rank order response where the scores were totaled and divided by the number of responses.

Answered: Skipped:

	Weight
Overall satisfaction with housing choice	
Cost of rent/mortgage payments	

Cost of utilities, property taxes	
Location in the neighborhood or community	
Commuting distance to work or school	
Number of bedrooms, bathrooms	
Features - kitchen, family room, fireplace, etc.	
Amenities - parks, playgrounds	
Services - school, fire, police, transit	

Note - Weight is average where the lowest is given a 1 score and highest is given a 5 score and the numbers in each rating are divided by the total number of respondents.

Resident respondents were asked **how they rated the existing housing market in Twisp.**

Answered: Skipped:

	Weight
Current housing type and design	
Neighborhood selection - quality and location	
Rental housing availability	
Rental housing characteristics	
Rental rent cost	
Owner housing availability	
Owner housing characteristics	
Owner housing prices	

Resident respondents were asked **what type of Missing Middle Housing (MMH) they would not consider in Twisp, allow in select neighborhoods, allow town wide, and consider living in.**

Answered: Skipped:

	Don't include	Select areas	Town wide	Live in
Accessory dwelling unit (ADU)				
Duplex				
Cottage				
Townhouse				
Courtyard building				
Multiplex				

Live/Work				
Small Efficiency Dwelling Unit (SEDU - studio)				

Resident respondents were asked that **assuming they could not afford all their preferences, what priority they would place on the following housing characteristics.**

Answered: Skipped:

	Weight
Type housing unit - single-family, townhouse, condo, mixed-use	
House floor plan - number of floors	
Number bedrooms	
Number bathrooms	
Laundry within unit	
Type of parking - on-street, lot, garage	
Number of parking spaces	
Access to transit stop	

Generalized findings - survey respondents were generally:

- Satisfied with

Housing policy priorities

Resident respondents were asked **what priority they would place on the following possible policies as a means of creating affordable housing in Twisp.**

Answered: 56 Skipped: 0

	Weight
<u>Exempt property taxes</u> - for multifamily projects that include affordable housing components within designated areas of Twisp for up to 8, 12, or 20 years in accordance with Washington State affordable housing policies and legislation.	
<u>Encourage innovative housing products</u> - possibly including single room occupancy (SRO) units, small efficiency dwelling units (SEDU), cottage housing,	

cluster housing, live/work, and mixed-use structures in appropriate areas of Twisp all with universal design (UD) features.		housing that would generate \$49,572 per year for affordable housing projects and programs in Twisp?	
<u>Encourage innovative housing construction methods</u> - possibly including pre-manufactured, modular, and container methods.		<u>Voter-approve the Legislature's recently authorized special property tax levy</u> - of up to \$0.50 per \$11,000 assessed value that would generate \$83,702 per year for the construction and foreclosure prevention programs for affordable housing in Twisp?	
<u>Adopt low impact, smart, and green development guidelines</u> - for solar energy, passive heating, increased insulation, energy efficient appliances, stormwater treatment, pervious pavement, recycled materials, and other innovations that may increase initial construction costs but reduce long-term operating and utility costs.		Initiate a joint venture project - to acquire strategic property and conduct a design/develop competition for the development of a mixed-income and affordable housing project in Winthrop? The WA Department of Commerce (DOC) Land Acquisition Program (LAP) can be used to acquire land for affordable housing and facility that provide supportive services to affordable-housing residents and low-income households.	
<u>Adopt non-cash housing incentives</u> - possibly allowing additional height, reduced parking ratios, or increased lot coverage for housing projects that provide a minimum number of affordable housing units.		<u>Policy implications</u> - survey respondents gave:	
<u>Adopt cash-offset housing incentives</u> - possibly including reduced building permit fees, utility connection charges, parks and traffic impact fees for housing projects that provide a minimum number of affordable housing units.		<ul style="list-style-type: none"> Highest priority to 	
<u>Support development of a boarding house type project</u> - in Twisp for seasonal workers and relocating households?		Detailed comments were given by __ or __% of the respondents and are provided in the appendices.	
<u>Adopt the Legislature's recently authorized Local Sales Tax Fund HB 1590 for a 0.1% retail sales tax allocation</u> - that would generate \$43,394 per year for affordable housing projects and programs in Twisp?		Answered: Skipped:	
<u>Adopt the Legislature's recently authorized Real Estate Tax (REET)</u> - of an additional 0.25% on the sales price of housing that would generate \$24,378 per year for affordable housing projects and programs in Twisp?			
<u>Legislature's recently authorized Real Estate Tax (REET)</u> - of an additional 0.25% on the sales price of			

Employer needs survey results

Employer	Employees	Characteristics	Housed	Needs	Ideas	Participate
Okanogan County Electric Coop	19 full-time, plan to add 2 more. Difficult to recruit skilled staff from local market.	Mixed marital, age, income with 50% in family support	Most all own	Transitional housing for newcomers, looking for permanent housing for families.	Dense housing for residents and not short-term rentals.	Yes, interested in continuing conversation to find solutions. Has some property available.
Western Washington University	20 undergraduate students for 10-week paid internships. Goal is to expand to 7 months April-Oct.	Seasonal students, group living is ideal.	WWU locates and pays for housing. Half live in shared housing, others in home stay with WWU alumni, few in ADUs - all outside of the housing market.	10-week seasonal is ok, but longer internships more financially feasible if WWU owns housing.	Short term would prefer tiny homes with permits for up to 8 months (excluding winter). Longer term, prefer permanent housing on hostel model.	Yes, particularly related to seasonal housing and use of tiny homes.
USFS District	4-5 part and full-time and 40-50 seasonal May-Oct. Staff moves internally in USFS so frequent turnover. Smoke Jumper base has 30-40 staff 50% are long-time residents. Infrastructure bill has money for fire suppression that could add 10 additional staff.	Majority of seasonal are single, permanent are mixed. Majority of seasonal go back home, small number over winter and couch surf. New permanent staff mostly rent.	22 bunk spaces in Early Winters campground and at Compounds. USFS also does some location and market searches.	Seasonal renting arrangements probably biggest need, but also need affordable ownership and rentals.	Multifamily probably biggest need in the Valley but we are also looking for opportunities to provide RV hookups to house seasonal staff.	Yes
Sun Mountain	90-100 part and	Includes WWU	Mixed housing	Need interim	There are many	Yes

	full-time, 40-50 seasonal May-Oct	and foreign students - initiating WA Learning Development with hospitality programs, Senior Leaderships and apprenticeships over 3 years for 16-29 age group	choices - Sun Mtn provides 11 rooms, 2 bunkhouses, 10 houses	housing for executive staff with families seeking housing. Also need transportation from seasonal housing to Sun Mtn.	options - seems like a next step is to have affordable apartments that should be in Valley not on Sun Mountain	
Century Tel	4 full-time staff	3 single, 1 married	1 owner, 3 year-round renters	Available housing, affordable ownership, affordable rentals year-round	Tiny homes? Rezone portions of conservation land perhaps around the perimeter for ownership, maybe through MHT? Apartments - non-Section 8! Change some zoning closer to Mazama, Winthrop, Twisp for multiple housing.	?
The Inn at Mazama	5 full-time staff members working 30-40 hours/week - need a few more part-time. Most full-time staff aren't working full 40-hour weeks by choice, so need backfill	Runs the gamut - don't have season hires as aren't trying to run a restaurant - which would require up and down hiring. If we have a large group, we bring in caterers. All	A few own homes, but most are renters. Most live in Winthrop or Twisp with commute requirement.	Ideally, we have affordable ownership options available as that would make for a more committed staff. Those that rent want to be able to buy but are getting locked	Need quality multifamily options (duplex, 4 plex) that could be owned or rented by staff.	Yes, interested in participating in solutions. Thought about leveraging ability to add cabins to our property and we might look into this. There's a big revenue tradeoff if we do

	with a few more workers to support needs.	hires are permanent residents.		out. Those that own have been here awhile. Mazama is probably locked out of home ownership for staff, so they have to look down Valley for rentals.		so it might make sense to pay a premium wage and keep the cabins for guests.
Hotel Rio Vista	4 full-time workers none live in area. 10 total staff	Various with commuting requirement – transit tried adding to schedule but could not get drivers.	-- that we house and residents of other towns over 30 minutes away.	Affordable rental both year-round and seasonal.	Communication and cooperation with stakeholders, construction, etc.	Yes – own house next to Hotel that is currently shared with staff.
River Run	5 staff all locals			Need permanent housing.		
Little Star School – 120 kids Infant-Kindergarten with satellite at TwispWorks	This year, 42 staff part to full-time (8-40 hours/week). Most employees work year-round but many work reduced hours in the summer.	Diverse ranging from 16-70+, single, married, married with children. Majority are permanent residents but also recruit out of Valley which is difficult without housing.	Split between owners, year-round renters, and living with family members.	A need for affordable year-round rentals and home ownership.	Affordable home ownership like those being developed by MHT seem like a great option. Affordable rentals and options for alternative housing like tiny homes, SDUs, etc.	Yes, but have limited time to contribute.
Methow School District with satellite in Twisp	Approximately 120-130 employees up from 75 for 500-750 K-12 students.	Owners and year-round renters for new hires for retiring staff.	Increased inventory of mixed housing – residential ownership and rentals	Expansion of mixed housing facilitated in partnership with MHT and Okanogan	Yes	

	International Baccalaureate program teaching abroad.			Housing Authority on tax credit housing.		
Jamie's Place	16 caretakers with 5 with a level of housing challenge	Mostly single 20-30ish.	Rental, living with others.	Affordable year-round rental	Tiny homes, call of action to local homeowners with open ADUs, rentals	Of course.
Methow Trails	12 seasonal Nov-March	Young, single, married		Affordable short-term rentals of rooms, apartments, houses	Could redo farmhouse for housing	Yes
TwispWorks	7 full-time long-term residents, 40 employees of other businesses	Owners and staff of businesses	Incubator businesses can't afford wages or affordable rentals making it difficult to recruit staff.			
Boutique Store	2 employees	Can't find staff to operate 7 days a week	Staff can't find affordable rentals			
Old Schoolhouse Brewery	10 full-time, 45 part-time	Mixed characteristics	Most rent, some own	More affordable ownership options, better rental options, seasonal summer options		Yes
Hank's Market	100 employees with daily average of 77 - approximately 55 are full-time	Most married with 10% with school age children. Average age is 40, permanent residents. Hire high school and college students	30% own, most rent	Affordable rent that is not HUD restricted. Pathways to ownership available.	Having own housing development	Yes - already participating.

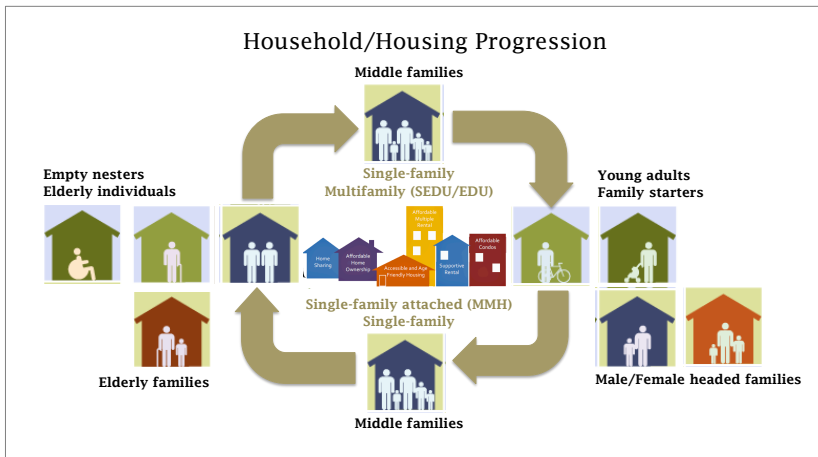
Summary findings	592 full and part-time, 132 seasonal	part-time. Full and part-time include married households. Seasonal primarily individuals.	Full and part-time mixed own and rent, seasonal rent only.	More affordable ownership options, better rental options, seasonal summer options.	Greater variety of housing types including smaller units located in Towns with services.	Interest by almost all employers.
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Appendix E: Housing requirements and strategies

Housing type demand projections 2020-2050

The following projections were based on the population forecasts for Twisp from 2020 to 2050 and the characteristics of the existing housing inventory identified in the American Community Survey (ACS) of 2017-2021.

The projections assume housing demand in Twisp will gradually reflect the changing demographic characteristics of the town's population including an aging of the population resulting in smaller households, preferences for living alone, reduced child-bearing couples including non-nuclear family household types, the town's increasing urban lifestyles and housing markets, and the town's increasing rural resource and tourism-based workforce.



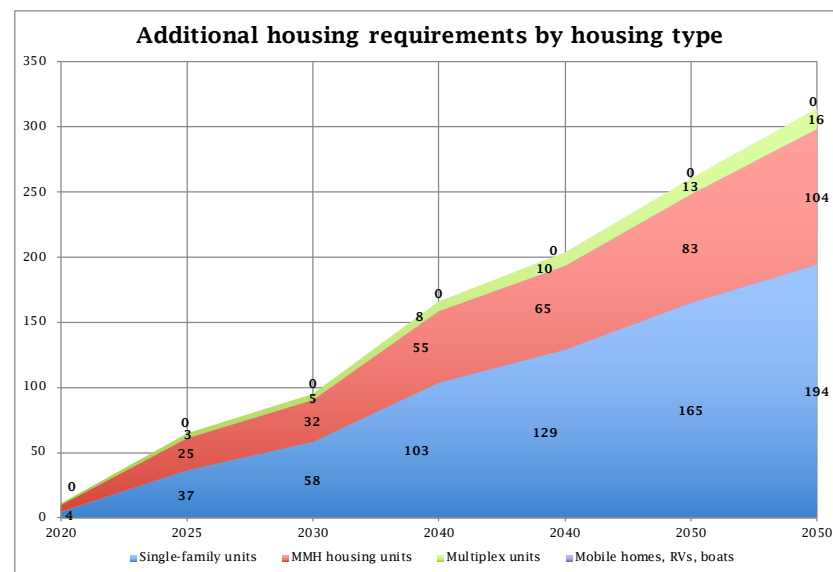
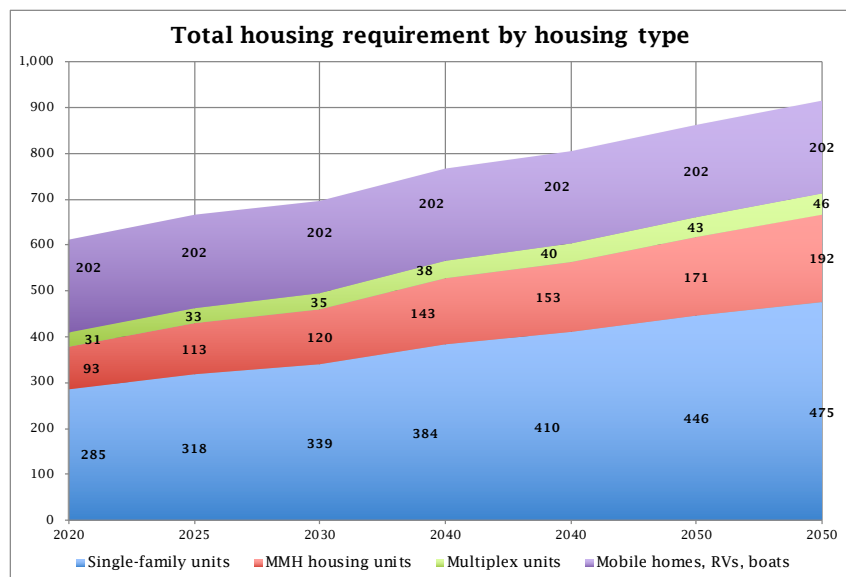
The projections also assume households will progress through different life cycle stages correlated roughly with different types of housing where young adults move out of the family single-family house into small rental units in MMH or multiplex

housing then back into single-family housing as their family grows and back into owner units in MMH or multiplex housing as empty nesters or elderly individuals.

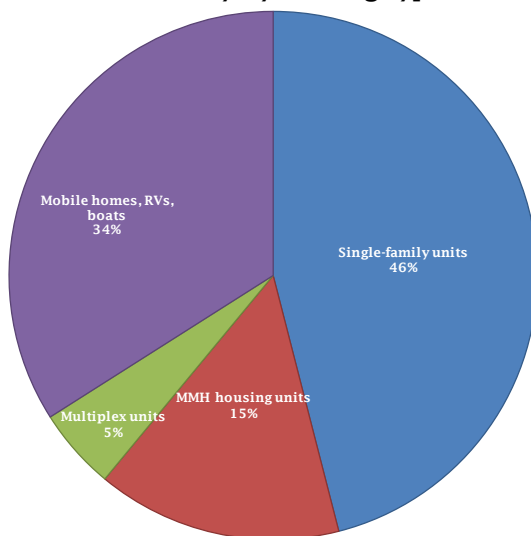
The household/housing progression is not absolute as some empty nester or elderly individuals may choose to "age-in-place" in single-family housing and some family starters, particularly female headed families, may never acquire sufficient income to purchase or rent single-family products. As a result, housing supply may not match the household progression assumed in the concept causing an imbalance or mismatch of housing needs and housing supply.

For the purposes of this housing action plan, however, the projections assume the housing supply should eventually adjust to reflect the housing needs of households expected to progress through these stages in Twisp over time. Specifically, the projections assume:

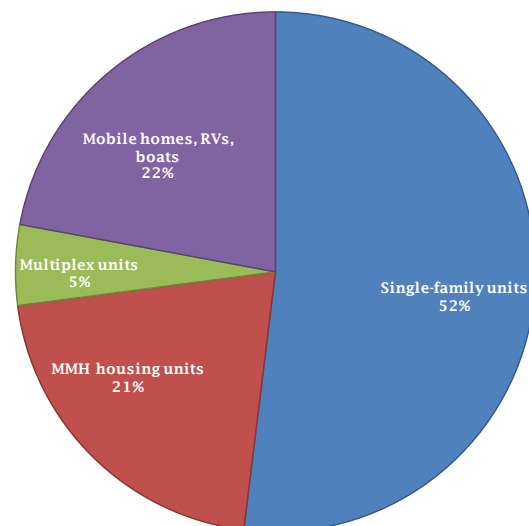
- **Population per household** - will remain 2.13 persons in 2020 and by 2050.
- **Percent vacant** - or the vacancy rate will remain constant at 7% of all housing units in 2020 and by 2050.
- **Number vacant/seasonal housing units** - will remain 22 housing units in 2020 and 22 units in 2050 as second homeowners retire and live in or sell second homes in Twisp and the effective year-round housing units will remain 96% of total inventory in 2020 and 2050 accordingly.
- **Housing market requirement** - will include housing demand to meet household requirements plus a vacancy allocation to provide market elasticity.
- **Percent single-family units of total housing inventory** - will increase from 46% of all demand in 2020 to 52% by 2050 like the demand elsewhere in Okanogan County and because of



Percent inventory by housing type - 2020



Percent inventory by housing type 2050



- an increasing proportion of new housing construction that will offset the large inventory of mobile homes.
- **Percent MMH housing units of 2-9 units of total housing inventory** - will increase from 15% in 2020 to 21% by 2050 reflecting an increasing proportion of the population in non-family households and the likely shift from “aging-in-place” to “age appropriate” housing as the market produces more MMH alternatives.
- **Percent multiplex units of 10+ units of total housing inventory** - will remain 5% of all demand in 2020 and 2050 as an increasing aging population will need more age appropriate and assisted living arrangements.
- **Percent mobile homes, RVs, and boats of total housing inventory** - will remain constant at 202 units declining from 34% of all units in 2020 to 22% of all housing stock by 2050.

	2020	2030	2040	2050
Population	1,235	1,405	1,599	1,819
Households	580	660	751	854
Vacancy allocation (7%)	41	46	53	60
Housing market (w/vacancy)	602	706	803	914
Less existing housing units*	579	579	579	579
Additional housing need	41	127	224	335
Additional single-family	4	58	129	194
Additional MMH (2-9)	5	32	65	104
Additional multiplex (10+)	1	5	10	16
Additional mobile home etc.	0	0	0	0

* Consists of year-round available housing units.

Limitations of the projections

- American Community Survey (ACS) data identifies the number of total vacant units including seasonal or part-time occupancies. The ACS data does not specify whether the units are single-family, MMH (1-9 units, multiplex, mobile homes, or RVs). The projections assume vacant or seasonal homes are distributed primarily in single-family products. Vacant units also include housing on the market for sale or rent, foreclosed,

and possibly abandoned. The projections assume all vacant units are or can be made of a condition that can be occupied and thus absorbed by market demand over time.

Major implications of the projections

- The projections assume a proportion of existing households in Twisp are under-housed and doubling up with other households, renting rooms, couch surfing, or other means to obtain shelter resulting in a need for an additional 41 housing units to meet demand in 2020 were all households to be provided individual housing.
- The requirement or need for additional housing units is 41 in 2020 assuming no seasonal can be made available for full-time occupancy that will increase to 127 housing units by 2030 and 224 housing units by 2040 and 335 by 2050 as population and thus households increase, the vacancy rate remains a reasonable market allocation of 7%, and that some seasonal or second homes are occupied full-time by retiring households or otherwise sold for full-time occupancy over time.
- The requirement or need for additional single-family housing units is 4 in 2020 that will increase to 58 single-family in 2030 and 129 single-family by 2040 and 194 single-family by 2050.
- The requirement or need for additional MMH housing units of between 2-9 units per structure is 5 in 2020 but will increase to 32 MMH units by 2030 and 65 MMH units by 2040 and 104 MMH units by 2050 to provide for the large and increasing number of non-family households.
- The requirement or need for additional multiplex housing units of over 10+ units per structure is 01 in 2020 but will increase to 5 multiplex units by 2030 and 10 multiplex units by 2040 and 16 multiplex units by 2050 to meet aging non-family household needs.
- The requirement or need for additional mobile homes and RVs is 0 in 2020 due to the limited zones that this type of housing can be provided and will remain 0 in 2030 and 0 by 2040 and 0 by 2050.

- In total, the projections indicate Twisp housing market demands will reflect the increasing proportions of older, single individual, and smaller households who will seek to live and work in Twisp in affordable and smaller housing types.

Assisted housing projections by type

Twisp's assisted housing requirements are based on the income and cost burden statistics developed by the Bureau of the Census in the Comprehensive Housing Affordability Statistics (CHAS) data derived from the 2017-2021 ACS (the latest available cross correlation of ACS CHAS data).

CHAS data aggregates by household type including Elderly Family (2 persons with either or both over age 62+), Small Families (2 persons with neither age 62+ with 3 or 4 persons), Large Families (5 or more persons), Elderly Non-Family (single or not related individuals), and Non-Family Non-Elderly (single or not related individuals under age 62) and by income of below 30%, 30-50%, 50-80%, and 100% of Household Average Median Family Income (HAMFI).

For each of these groups, CHAS data identifies housing cost burden including the percent of income paid for housing from under 30%, 30-50%, 50%+, and not computed (typically public or assisted housing occupant households).

The assisted housing projections assume household types closely correlate with housing types such as:

- **Small and Large Families** - in single-family housing of various sizes and constructions
- **Elderly Families** - in single-family housing of various sizes and constructions.
- **Non-Family Elderly and Non-Elderly** - in MMH of 2-9 units including accessory dwelling units (ADU), duplex, cottage, townhouse, and courtyard and in multiplex of 10+ units

including Small Efficiency Dwelling Units (SEDU) and Efficiency Dwelling Units (EDU).

- **All household types** - may live in mobile homes, RVs, or boats but given the cost parameters of these housing types may not be cost burdened.

Alleviate cost burden 50%+	2020	2030	2040	2050
Single-family assisted	0	0	0	0
MMH assisted	26	48	61	76
Multiplex assisted	7	2	3	3
Mobile home assisted	0	0	0	0
Housing requirement	33	50	64	79
Alleviate burden 30-50%+				
Single-family assisted	12	12	14	17
MMH assisted	26	63	80	101
Multiplex assisted	7	5	5	6
Mobile home assisted	0	0	0	0
Housing requirement	45	80	99	124

Sources: Twisp Comprehensive Plan, ACS 2017-2021

ACS 2016-2020 CHAS data

Beckwith Consulting Group

Specifically, the assisted housing projections assume, based on CHAS data, some form of housing assistance, whether public, Section 8, or other form of direct market subsidy, will be necessary for:

Households paying more than 50%+ of income for housing - and earning less than 30%, 30-50%, and 50-80% of HAMFI) are:

- 0.0% for Small and Large Families in single-family housing
- 0.0% for Elderly Families in single-family housing)
- 39.8% for Non-Family Elderly and Non-Elderly in MMH housing (2-9 units) and 6.4% in multiplex (10+ units)
- 0.0% for any household living in mobile home, RVs, or boats

The total assisted housing requirement for households paying more than 50% for housing will increase from 5.4% in 2020 to 8.7% by 2050 based on these trends.

Households paying more than 30-50%+ of income for housing

- and earning less than 30%, 30-50%, and 50-80% of HAMFI) are:

- 3.5% for Small and Large Families in single-family housing
- 3.5% for Elderly Families in single-family housing
- 52.7% for Non-Family Elderly and Non-Elderly in MMH housing (2-9 units) and 12.9% multiplex (10+ units)
- 0.0% for any household living in mobile home, RVs, or boats

The total assisted housing requirement for households paying 30-50% for housing will increase from 7.4% in 2020 to 13.5% by 2050 based on these trends.

Limitations of the projections

- The projections assume the correlation between household type and housing type are absolute when actual correlations are considerably more fluid, particularly when some households may grow into or out of a housing type but remain in a unit, particularly an owned unit, beyond their household and thus housing requirement transition.
- The projections assume current (CHAS 2016-2020) income and cost burden conditions will remain constant through the 2020-2050 projections period when actual trends are likely to be more variable where housing costs may rise faster than income.
- The projections assume housing assistance requires direct

market intervention through public housing or rent assistance when indirect market intervention through the introduction or allowances for more innovative housing types, construction methods, financing terms, renovation programs, and the like may also reduce housing costs and cost burdens.

▪ **Most significantly and most limiting, the housing projections assume seasonal or part-time occupied housing units will or can be converted for occupancy on a full-time basis to meet Twisp's housing needs when the market will be more determinant in deciding whether homeowners make such a transition.**

Assisted housing projections by income

The Washington State Legislature recently passed House Bill (HB) 1220 concerning housing needs and allocations that will be projected by the Washington State Office of Financial Management (OFM) at a countywide level. The projections will account for underproduction, a healthy vacancy rate, and remove second homes.

Under HB 1220 counties and cities will need to decide how to allocate the needs, as they have done for population since the passage of the Growth Management Act (GMA). Commerce will develop allocation guidance and a tool (Housing for All Planning

Housing requirements 2020-2044/5

	Future population target	Projected future group quarters (GQ) population	Projected future household (HH) population	Projected future HH size	Projected total future households*	Existing households(1)	Net new households 2020-2044	Total future housing need (including vacant units 6%)	Existing housing supply (2)	Total future housing need minus existing housing supply	Projected net housing need for HH growth**
2044-45											
Okanogan County	44,888	360	44,528	2.4005	18,549	16,942	1,607	19,733	17,696	2,037	2,037
Twisp	1,706	0	1,706	2.1300	801	580	221	849	579	270	270
Winthrop	934	0	934	1.9800	472	255	217	500	255	245	245

Sources

1 - ACS 2016-2021

2 - Existing housing supply less seasonal or second homes

Tool or HAPT) to help communities do the work.

The allocations will be based on the income ranges from extremely low (0-30% of Area Median Income - AMI), very low (31-50%), low (51-80%), moderate (81-120%), and other (above 120%.

The following table lists OFM's estimate of existing housing affordable by income range for Okanogan County in 2020 and estimated additional housing needed by 2044 for a county population of 44,888. The table also lists OFM's estimate of existing affordable housing in Twisp in 2020 under HAPT Method A of allocating additional housing.

Under this forecast method, Twisp's projected total future households will increase to 801 by 2044 requiring an additional 270 new housing units including a 6% vacancy allocation.

The allocation by income groups will require 45 housing units to eliminate existing renter burden, 14 housing units to provide for Twisp's allocation of countywide homeless populations based on the town's 3.8% of the county's population or 112 for all cost burdened including owners. Remaining housing needed to address household growth will be 160 units allocated by income group based on OFM's projection of the percent of all households in each income group.

Existing housing supply by income group

Twisp's current housing inventory includes 46 units sponsored by the Methow Housing Trust (MHT) for 50-80% of AMI, National Association for Housing Affordability (NAHA) for 50-80% of AMI, Room One for housing assistance services only, and the Housing Authority for Okanogan County (HAOC) for 30-50% of AMI.

	MHT	NAHA	Rm One	HAOC	Total
0-30% Not-PSH*					
0-30% PSH					
30-50%				17	17
50-80%	13*	16*			29
80-100%	*				
100-120%	*				
120%+					
Emergency housing*					
Total	13	16	0	17	46

MHT - Methow Housing Trust's Canyon Street Neighborhood (16 units) and North (26 units) for 60-120% of HAMFI

NAHA - National Association Housing Affordability's Riverview Apartments for 50-60% of HAMFI

HAOC - Housing Authority of Okanogan County Twisp Gardens

Twisp 2044		Percent of future Okanogan County households					3.8%
Affordability Level (% of AMI)	Housing needed to eliminate existing renter burden (1)	Housing needed for existing homeless population (2)	Housing need for cost burdened + homeless	Percent of households by income level (2018)	Remaining housing need to address household growth***	Projected future net new permanent supportive housing (PSH) need	Total net new housing need 2020-2044
0-30%	25	12	47	12.0%	(15)		32
0-30% (not PSH) PSH							
>30-50%	10	1	15	20.0%	39		54
>50-80%	10	-	10	28.0%	66		76
>80-100%	0	-	15	15.0%	26		41
>100-120%	0	-	25	7.0%	(6)		19
>120%+	-	-	0	19.0%	51		51
Total	45	13	112	101.0%	160	0	273
Emergency housing net need 2020-2044							

Appendix G: Twisp Housing Action Plan (HAP) implementation tasks

	Action	Participants	Performance	Priority
	Development regulations			
1	Void ADU requirements for owner-occupancy and minimum sizes	Town Planner/Council	# units developed	
2	Allow cottage, bungalow court, courtyard bldg. in R-2, R-3, PD	Town Planner/Council	# units developed	
3	Allow SEDU, EDU in R-2, R-3, C-2, C-2, C-3, PD	Town Planner/Council	# units developed	
4	Allow transitional or permanent supportive housing and emergency shelters and housing in C-1, C-2, C-3	Town Planner/Council	# units developed	
5	Reduce minimum lot sizes in R-2, R-3 to allow MMH types	Town Planner/Council	# units developed	
6	Increase allowable density and/or reduce minimum required lot size in R-2, R-3, PD	Town Planner/Council	# units developed	
4	Allow lot splitting in R-2, R-3, and PD to increase density and innovation	Town Planner/Council	# units developed	
7	Retain height limit at 2.5-3.0 stories in R-1, R-2, R-3	Town Planner/Council	# units developed	
8	Reduce parking requirements for ADU, SEDU, and EDU	Town Planner/Council	# units developed	
9	Add clustering option to consolidate open space in configurations that are more accessible, aesthetic, and usable	Town Planner/Council	# units developed	
10	Do not adopt minimum dwelling unit size requirements other than in R-1	Town Planner/Council	# units developed	
11	Limit design review to historical downtown commercial uses	Town Planner/Council	# units developed	
12	Delete SEPA for housing developments if conform with Comprehensive Plan	Town Planner/Council	# units developed	
	Programs			
13	Implement Silvernest home-sharing platform and volunteer services to support aging in place	Jamie's Place, Methow At Home (MAH)	# households served	
14	Develop a pilot host program for non-child-supported youth	Room One, Okanogan County Youth Homelessness Coalition	# youth served	
15	Provide Section 8 Vouchers paid to landlords for renting households making less than 50% of the Area Median Income (AMI) in Twisp	HAOC - Housing Authority of Okanogan County	# Section 8 vouchers issued	
16	Provide Mainstream Vouchers in Twisp for non-elderly households with a disability	HAOC - Housing Authority of Okanogan County	#Mainstream vouchers issued	

17	Provide Tenant Based Rental Assistance (TBRA) vouchers for individuals making less than 30% of AMI homeless or at-risk of homelessness	HAOC - Housing Authority of Okanogan County	# TBRA vouchers issued	
18	Initiate repair and renovation program for older housing stock with elderly occupants to prevent deterioration and retain market usable	Town Planner/Council	# units renovated	
	Projects			
19	Acquire a strategic housing site with mixed-income and mixed housing type potential if residents to be below 80% AMI with 35-year affordability use restriction or use of a land trust for permanent affordability using Land Acquisition Program (LAP)	Town Planner/Council	Site acquired	
20	Extend water, sewer, and stormwater services to strategic housing site if 25% of units affordable using Connecting Housing to Infrastructure Program (CHIP)	Town Planner/Council	Infrastructure provided	
21	Initiate RFP with criteria, qualifications, proposal, jury selection, performance requirements for acquired strategic housing site	Town Planner/Council	Proposal selected and warranted	
22	Develop a hostel-type housing project to support seasonal workers and relocating households	Sun Mountain, WWU, USFS District, Methow School District, Methow Trails	Hostel developed and # seasonal workers accommodated	
	Incentives			
23	Reduce or waive building fees, utility connections, and other charges for affordable housing units	Town Planner/Council	% of cost reduced	
24	Approve a Multifamily Housing Tax Exemption (MFTE) for 8 years if 10-15% of units are affordable, or 12 years if 20% of the units are affordable, or 20 years if 25% of the units are affordable for households at 80% AMI or below	Town Planner/Council	# units approved for MFTE	
	Finance			
25	Adopt HB 1590 0.1% Local Housing Sales Tax per RCW 82.14.530 to generate \$43,934 per year dedicated to affordable housing projects and programs	Town Planner/Council	HB 1590 adopted	
26	Adopt REET 2 Housing Authorization per RCE 82.46.035 to collect 0.25% of real estate sales to generate \$24,378 per year dedicated to affordable housing projects and programs	Town Planner/Council	REET adopted	
27	Adopt Affordable Housing Tax Levy per RCW 84.52.105 to collect up to \$0.50 per \$1,000 assessed value and generate \$83,702 per year dedicated to affordable housing projects and programs	Town Planner/Council	Tax levy adopted	

28	Utilize Lodging Tax RCW 67.28.150 and RCW 67.28.160 for housing projects that benefit tourism development such as the Hostel development for seasonal workers	Town Planner/Council	\$ allocated from lodging tax	
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Twisp housing demand 2020-2050

	2020	2025	2030	2035	2040	2045	2050
Population - existing/projected (1.3% per year)	1,235	1,317	1,405	1,499	1,599	1,706	1,819
Population/household - existing/projected	2.13	2.13	2.13	2.13	2.13	2.13	2.13
Housing demand for a housing unit/household	580	618	660	704	751	801	854
Plus vacancy allocation	7%	7%	7%	7%	7%	7%	7%
Vacant housing unit requirement	41	43	46	49	53	56	60
Total housing market demand = demand+vacant units	620	662	706	753	803	857	914
Total housing units	601	601	601	601	601	601	601
Less vacant/seasonal housing units	22	22	22	22	22	22	22
Effective year-round housing units	579	579	579	579	579	579	579
Percent of total effective year-round housing units	96%	96%	96%	96%	96%	96%	96%
Total additional housing market requirement	41	83	127	174	224	278	335
Percent single-family of total - existing/projected	46%	48%	48%	51%	51%	52%	52%
Demand for single-family units	285	318	339	384	410	446	475
Less existing year-round single-family units	281	281	281	281	281	281	281
Projected additional single-family unit requirement	4	37	58	103	129	165	194
Percent MMH housing (2-9) of total - existing/projected	15%	17%	17%	19%	19%	20%	21%
Demand for MMH housing units	93	113	120	143	153	171	192
Less existing MMH housing units	88	88	88	88	88	88	88
Projected additional MMH housing unit requirement	5	25	32	55	65	83	104
Percent multiplex units (10+) of total - existing/projected	5%	5%	5%	5%	5%	5%	5%
Demand for multiplex units	31	33	35	38	40	43	46
Less existing multiplex units	30	30	30	30	30	30	30
Projected additional multiplex unit requirement	1	3	5	8	10	13	16
Percent mobile homes, RVs, boats of total - existing/projected	34%	31%	29%	27%	25%	24%	22%
Demand for mobile homes, RVs, boats	202	202	202	202	202	202	202
Less existing mobile homes, RVs, boats	202	202	202	202	202	202	202
Projected additional mobile home, etc. requirement	0	0	0	0	0	0	0
Total additional housing market requirement (rounded)	10	64	95	166	203	261	314

Winthrop assisted housing requirements 2020-2050

	Alleviate cost burden of over 50%						
Total housing requirement by type	2020	2025	2030	2035	2040	2045	2050
Single-family units	285	318	339	384	410	446	475
Percent to alleviate housing cost burden over 50%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Single-family assisted units	0	0	0	0	0	0	0
MMH housing (2-9 units)	93	113	120	143	153	171	192
Percent to alleviate housing cost burden over 50%	39.8%	39.8%	39.8%	39.8%	39.8%	39.8%	39.8%
MMH assisted units (2-9 units)	26	45	48	57	61	68	76
Multiplex (10+ units)	31	33	35	38	40	43	46
Percent to alleviate housing cost burden over 50%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%	6.4%
Multiplex assisted units (10+ units)	7	2	2	2	3	3	3
Mobile homes, RVs, boats	202	202	202	202	202	202	202
Percent to alleviate housing cost burden over 50%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mobile homes, RVs, boats assisted units	0	0	0	0	0	0	0
Total housing units	611	665	696	767	804	862	915
Total assisted requirements	33	47	50	59	63	71	79
Percent assisted requirements	5.4%	7.0%	7.2%	7.7%	7.9%	8.2%	8.7%

	Alleviate cost burden of over 30-50%+						
Total housing requirement by type	2020	2025	2030	2035	2040	2045	2050
Single-family units	285	318	339	384	410	446	475
Percent to alleviate housing cost burden 30-50%+	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Single-family assisted units	12	11	12	13	14	16	17
MMH housing (2-9 units)	93	113	120	143	153	171	192
Percent to alleviate housing cost burden 30-50%+	52.7%	52.7%	52.7%	52.7%	52.7%	52.7%	52.7%
MMH assisted units (2-9 units)	26	59	63	75	80	90	101
Multiplex (10+ units)	31	33	35	38	40	43	46
Percent to alleviate housing cost burden 30-50%+	12.9%	12.9%	12.9%	12.9%	12.9%	12.9%	12.9%
Multiplex assisted units (10+ units)	7	4	5	5	5	6	6
Mobile homes, RVs, boats	202	202	202	202	202	202	202
Percent to alleviate housing cost burden 30-50%+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mobile homes, RVs, boats assisted units	0	0	0	0	0	0	0
Total housing units	611	665	696	767	804	862	915
Total assisted requirements	45	75	80	94	100	111	124
Percent assisted requirements	7.4%	11.2%	11.4%	12.2%	12.4%	12.9%	13.5%

Sources

Population projections - Twisp Comprehensive Plan
 Social characteristics - American Community Survey (ACS), 2017-2021
 Cost burden - American Community Survey (ACS) CHAS 2016-2020
 Housing projections - Beckwith Consulting Group



2023 SCAP Funding Application

Small City Arterial Program (SCAP)

Agency Name

Town of Twisp

Arterial Name

Glover Street and Twisp Avenue

Project Limits

3rd Avenue to Twisp Avenue Glover Street to SR 20

Agency Contact

Andrew Denham

Phone Number

(509) 997-1311

Email Address

publicworks@townoftwisp.com

Legislative District(s)

7

Congressional District(s)

4

Total Length in Miles

0.15

Average Daily Traffic (ADT)

1,197

DAHP Location Information

17 33N 22E

Is project on or connected to a state highway?

Yes

Project on truck/bus route?

Delivery Truck/Bus Route

Number of buses/day

8

Federal Match Program

Used as matching funds for a federal grant. Federal funds must be 86.5%

☐ Are you applying to be considered for the federal match program?

Project Eligibility

Eligible projects must meet the following criteria:

- ☒ Paved streets that connect to other paved streets
- ☒ Provides circulation within the network or provide access to at least 20 residential units

Application Attachments

Include the following attachments with your application

	Documentation
<input checked="" type="checkbox"/>	Detailed vicinity map clearly showing project limits
<input checked="" type="checkbox"/>	Detailed project cost estimate signed by a professional engineer registered in Washington State
<input checked="" type="checkbox"/>	Typical roadway section(s)
<input checked="" type="checkbox"/>	Funding commitment from all funding partners
<input checked="" type="checkbox"/>	Written concurrence from WSDOT if project is on or connects to a state highway
<input type="checkbox"/>	Adopted bicycle plan if project includes bicycle facilities
<input type="checkbox"/>	Crash history documentation
<input checked="" type="checkbox"/>	Excerpt from adopted Six-Year Transportation Improvement Program showing project
<input type="checkbox"/>	Signal Warrant with Engineering Study
<input checked="" type="checkbox"/>	Project Pictures (7 picture(s) attached.)

Project Schedule

Enter target dates

Milestone	Date	Milestone	Date
Start Design Engineering	02/01/2024	Contract Advertisement	02/01/2024
Contract Award	03/01/2024	Contract Completion	11/01/2024

Project Funding

Total Requested TIB Funds
\$793,068

Maximum TIB Ratio
95%

Is this a construction ready project? **NO**

Are TIB funds distributed proportionally through all project phases? **YES**

Justification for NOT distributing TIB funds proportionally across all phases.

Phase	Total Project	TIB Funds	Local Funds
Design Engineering	96,324	91,508	4,816
Right of Way	0	0	0
Construction Engineering	96,324	91,508	4,816
Construction Other	0	0	0
Construction Contract	642,160	610,052	32,108
Total	834,808	793,068	41,740
Noneligible Engineering			0
Other Noneligible Costs			0
Total Eligible Cost			834,808
TIB Matching Ratio			95%

Funding Partners

Local funds are correct.

Source	Public or Private	Commitment Letter	Amount
Town of Twisp	Public	Budgeted	41,740
			0
			0
			0
			0
			0
			0
Funding Partner Total			41,740

☒ Are additional funds, not listed above, still being sought?

List additional funding sources/ being sought:

Twisp applied for July 2023 Public Works Board (PWB) funding for the water utility portion of this dig once roadway reconstruction project and anticipates a PWB funding award in August 2023 that will fully fund the associated utility improvements.

Project Description

Identify the community's need for this project

The road surface and sidewalks in the project area currently pose a hazard and are in dire need of reconstruction and replacement to make them safe and accessible. The existing sidewalks are over 40 years old and have degraded due to ice and snow damage, settling, and slope issues, creating trip hazards and making wheelchair mobility difficult. Residents have complained about the poor condition of the sidewalk for the past several years, and the ADA ramps need replacing. Twisp has delayed the needed street repairs until it could secure funding to update the water mains at the same time, since performing road construction directly over the top of the fragile, 85 year-old cast iron water mains would likely result in a catastrophic failure of the water system.

Identify the solution to the need described above

With the goal of creating safe road surfaces and sidewalks, the project will grind and overlay Glover St from Twisp Ave to 3rd Ave, and Twisp Ave from Glover St to SR-20. Additionally, Twisp planned the updates to the project area as a dig once project and applied for July 2023 Public Works Board (PWB) funding for the water utility portion. Twisp anticipates a PWB funding award in August 2023 that will fully fund the associated utility improvements. The street improvement scope of this project includes removing and replacing the existing curb, gutter, sidewalk, and curb ramps. The new sidewalk will be 7 to 10 feet wide on both sides of Glover St, and 5 feet wide on one side of Twisp Ave. This scope includes adjusting manhole rings, replacing existing survey monuments, restriping Glover St and Twisp Ave, and upgrading the 9 ADA ramps in dire need of replacement.

Does this project need a sidewalk deviation? **YES**

[Describe the needed sidewalk deviation](#)

The sidewalk will be reconstructed to be ADA compliant.

Describe Construction Other work

Describe Non-eligible work

What is the condition of storm water conveyance facilities? **GOOD**

[Describe the existing storm water issues](#)

Catch basins to drywells.

[Describe the proposed storm water solution](#)

Utilize existing system and adjust to new pavement grade.

Describe any other work

Project Utilities

Water Utilities

Age of Utilities

Planned Work

Utility Condition

☐ No water utilities

- 31 years or older

- Replace Existing

- Poor

Improvements Funded?

- Yes

[Planned Water Improvements \(funding, coordination, schedule\)](#)
Twisp applied for July 2023 Public Works Board (PWB) funding for the water utility portion of this dig once roadway reconstruction project and anticipates a PWB funding award in August 2023 that will fully fund the associated utility improvements.

Sewer Utilities

Age of Utilities

Planned Work

Utility Condition

☐ No sewer utilities

- 31 years or older

- Leave Existing in Place

- Good

Improvements Funded?

- No

[Planned Sewer Improvements \(funding, coordination, schedule\)](#)
There are no planned improvements to the sewer utilities as they are in good condition.

Power Utilities

Age of Utilities

Planned Work

Utility Condition

☐ No power utilities

- Unknown

- Leave Existing in Place

- Good

Improvements Funded?

- No

[Planned Power Improvements \(funding, coordination, schedule\)](#)
Power utilities are overhead and will not be impacted or updated by the proposed project.

Additional Utilities

Age of Utilities

Planned Work

Utility Condition

Improvements Funded?

-

-

-

-

[Planned Improvements \(funding, coordination, schedule\)](#)

Age of Utilities

Planned Work

Utility Condition

Improvements Funded?

-

-

-

-

[Planned Improvements \(funding, coordination, schedule\)](#)

Describe utility relocations necessary for this project

The existing water system is comprised of 85-year-old cast iron 6 water main that is outdated, undersized, and in poor condition. 2023 PWB funding will pay for needed water utility updates and TIB funding is anticipated for the roadway improvements of this dig once project.

Describe the road base (subsurface) condition

The road base condition is poor. It has less than 1 of cstc in some places, and unknown in other places. It is unknown when the road base was last updated.

Roadway Geometrics

Enter the parameters as they currently exist and after the project is constructed

Segment Termini Segment Length (in Feet) Non-Compliant ADA Ramps Upgraded	Segment One		Segment Two	
	Glover Street 3rd Avenue to Twisp Avenue		Twisp Avenue Glover Street to SR 20	
	545		275	
	4		4	
	Existing	Proposed	Existing	Proposed
Pavement Width Curb to curb or edge to edge	60	60	28	28
Number of Travel Lanes Do NOT include parking lanes	2	2	2	2
Travel Lane Width Typical lane width	15	15	14	14
Continuous Left Turn Lane Width Enter width of lane in feet	0	0	0	0
Shoulder or Parking Width Enter average width per side in feet	0	0	0	0
Shoulder or Parking Placement	Both Sides	Both Sides	One Side	One Side
Shoulder or Parking Surfacing	Surfaced	Surfaced	Surfaced	Surfaced
Storm Drainage	Enclosed System	Enclosed System	Enclosed System	Enclosed System
Bicycle Lane Type	Shared Lane	Shared Lane	Shared Lane	Shared Lane
Bicycle Lane Width Bicycle lane width in feet	0	0	0	0
Pedestrian Buffer Width between curb and sidewalk in feet	0	0	0	0
Sidewalk Placement	Both Sides	Both Sides	One Side	Both Sides
Sidewalk Width Enter the width of the sidewalk in feet	7	10	5	5
Curb Placement	Both Sides	Both Sides	Both Sides	Both Sides
Intersection Control	Yield	Yield	Yield	Yield

Safety

☐ Consider this application in the Safety Band

Enter the total numbers for crash history within the project limits. Include crash history from the last **three** years. Crash documentation must be attached so TIB staff can analyze the information. WSDOT does not provide pedestrian only incident information, this must be documented by your agency.

Number of property damage only incidents	0
Number of incidents with injuries	0
Number of incidents with fatalities	0

Project Deficiencies

Select Deficiency Type from the dropdown menu and describe the existing deficiency within the project limits. Describe the project corrective measure(s) that eliminates or mitigates the deficiency.

Deficiency 1 - none

[Describe](#)

[Corrective Measure\(s\)](#)

Deficiency 2 - none

[Describe](#)

[Corrective Measure\(s\)](#)

Deficiency 3 - none

[Describe](#)

[Corrective Measure\(s\)](#)

Deficiency 4 - none

[Describe](#)

[Corrective Measure\(s\)](#)

Deficiency 5 - none

[Describe](#)

Corrective Measure(s)

Deficiency 6 - none

Describe

Corrective Measure(s)

Economic Vitality

☐ Consider this application in the Economic Vitality Band

Access for All Users

☐ Considers All Users

Describe how the improvements consider all users

☐ Pedestrian Scale Lighting

☐ Curb Extensions (bulb-outs)

☐ Other Traffic Calming (medians, refuge islands, etc.)

☐ Community / Business Support

Describe how the improvements support the community / businesses

Aesthetics

☐ Gateway Signs / Wayfinding / Decorative Signs

☐ Decorative Surface Treatment

☐ Decorative Lighting / Street Furniture

☐ Other Streetscape Improvements

Describe the other streetscape improvements being performed

2023 Small City Arterial Program

3rd Avenue to Twisp Avenue Glover Street to SR 20

Sustainability & Constructability

Agency Policies and Ordinances

- | | |
|--|--|
| <input checked="" type="checkbox"/> Agency has adopted Complete Streets ordinance
Enter Ordinance Number Adoption Date
709 August 23, 2016 | <input checked="" type="checkbox"/> Agency has adopted Greenhouse Gas Emissions policy
Enter Policy Number Adoption Date
17-606 May 09, 2017 |
| <input type="checkbox"/> Agency has adopted a "No Cut" ordinance
Enter Ordinance Number Adoption Date | <input checked="" type="checkbox"/> Agency has adopted TBD or other locally dedicated transportation funding by ordinance
Enter Policy Number Adoption Date
703 March 22, 2016 |

Sustainability Measures

Select the sustainable elements that appear within the project limits

- ☒ Solar-powered signage
- ☐ LID or enhanced treatment storm water controls
- ☐ Hardscaping or native planting (no permanent irrigation)
- ☐ In-place recycling

[Describe the sustainability elements selected above](#)

This project will be illuminated by solar powered street lighting. Additionally, it will incorporate existing solar powered signage that was installed in 2019 as part of a TIB-funded complete streets project.

Construction Readiness & Ease of Implementation

Does this project construct a new roadway?

- ☐ New Roadway

Select the elements below that apply to the project

- ☐ Plans, specs and estimate complete
- ☐ Cultural resources complete
- ☒ Right of way certified or not required at application
- ☒ No federal funding
- ☒ No railroad impact
- ☒ Utility upgrades not needed or already funded

[Describe the constructability elements selected above](#)

No additional right of way is required, there is no federal involvement or federal funding, and the project does not impact railroads. The existing water system is comprised of 85-year-old cast iron 6 water main that is outdated, undersized, and in poor condition. 2023 PWB funding will pay for needed water utility updates and TIB funding is anticipated for the roadway improvements of this dig once reconstruction project.



2023 SCPP Funding Application

Seal Coat Project

Agency Name

Town of Twisp

Legislative District(s)

7

Project Name

2023 Seal Coat

Congressional District(s)

4

Project Limits

Multiple Locations

Agency Contact

Andrew Denham

Phone Number

(509) 997-1311

Email Address

publicworks@townoftwisp.com

Application Instructions

Break street into segments when there are significant changes in cross section or condition.

Do not combine with or use SCPP project as match for federally funded project.

Application Attachments

Include the following attachments with your application

	Documentation
<input checked="" type="checkbox"/>	Detailed street map with segments highlighted
<input checked="" type="checkbox"/>	Segment Unit Costs Certification(s) reviewed and signed by an engineer licensed in Washington State (attach only one .pdf)
<input checked="" type="checkbox"/>	Letter of commitment from funding partner(s) (attach only one .pdf)
<input checked="" type="checkbox"/>	Written confirmation from county/WSDOT
<input checked="" type="checkbox"/>	Written concurrence from WSDOT if project connects to or crosses a state highway
<input checked="" type="checkbox"/>	Roadway Cross Sections for all segments (attach only one .pdf)
<input checked="" type="checkbox"/>	Project Pictures (3 picture(s) attached.)

Project Schedule

Provide actual completion or target date

60% Review Date	01/20/2024	Start Design Engineering	01/01/2024	Contract Advertisement	02/01/2024
Contract Award	03/01/2024	Project Completion	08/01/2024		

Other Information

Prep work completed by: **Private contractor**

Is the work included in a county nor WSDOT Contract? **YES**

Seal Coat completed by: **County**

Does the project connect to or cross a state highway? **YES**

Segment Summary

Priority	Street Segment	Truck Route	Treatment Width	Engineering Cost	Contract with Contingency	Total Cost
1	Alder Street 5th Avenue to SR20	None	24	0	33,163	33,163
2	Alder Street 5th Avenue to North end	None	40	0	17,464	17,464
3	Bridge Street 5th Avenue to North end	None	24	0	18,671	18,671
4	Bridge Street 5th Ave to South end	None	24	0	29,621	29,621
5	Webb Lane 5th Avenue to SR 20	None	24	0	30,967	30,967
6	Methow Street 5th Avenue to North end	None	30	0	6,566	6,566
7	4th Ave Lincoln to East end	None	20	0	4,385	4,385
Total				0	140,837	140,837

Project Funding

Total Requested TIB Funds Maximum TIB Ratio

\$133,796 **95%**

Phase	Total Project	TIB Funds	Local Funds
Design Engineering	0	0	0
Construction Engineering	0	0	0
Construction Contract	140,837	133,796	7,041
Total	140,837	133,796	7,041
Noneligible Engineering			0
Other Noneligible Costs			0
Total Eligible Cost			140,837
TIB Matching Ratio			95%

Funding Partners

Local funds are correct.

Source	Public or Private	Commitment Letter	Amount
Town of Twisp	Public	Budgeted	7,041
			0
			0
			0
Funding Partner Total			7,041

Segment Summary Estimate

2023 Seal Coat Project

Street Name

Alder Street

Priority

1

Termini

5th Avenue to SR20

Truck route

None

Length in Feet

844

Current Pavement Width

24

Planned Treatment Width

24

Sidewalk Placement

None

Sidewalk Condition

None

Curb Placement

None

Describe the proposed segment work.

Grind/2-coat chip seal on Alder St. from 5th Ave to SR-20.

Cost Summary

Design Engr.	Construction Engr.	Contract Cost	Contingency	Total
0	0	33,163	0	33,163

Unit Costs

Item	Description	Units	Quantity	Unit Price	Amount
1	MOBILIZATION	LS	1	1,976.00	1,976.00
2	CRUSHED SURFACING TOP COURSE	TON	439	45.00	19,755.00
3	COUNTY CHIP SEAL	LS	1	9,853.00	9,853.00
4	CONSTRUCTION CONTINGENCY (5%)	LS	1	1,579.00	1,579.00

Segment Summary Estimate

2023 Seal Coat Project

Street Name

Alder Street

Priority

2

Termini

5th Avenue to North end

Truck route

None

Length in Feet

422

Current Pavement Width

40

Planned Treatment Width

40

Sidewalk Placement

None

Sidewalk Condition

None

Curb Placement

None

Describe the proposed segment work.

Grind/2-coat chip seal on Alder St. from 5th Ave to North end.

Cost Summary

Design Engr.	Construction Engr.	Contract Cost	Contingency	Total
0	0	17,464	0	17,464

Unit Costs

Item	Description	Units	Quantity	Unit Price	Amount
1	MOBILIZATION	LS	1	1,040.00	1,040.00
2	CRUSHED SURFACING TOP COURSE	TON	231	45.00	10,395.00
3	COUNTY CHIP SEAL	LS	1	5,197.00	5,197.00
4	CONSTRUCTION CONTINGENCY (5%)	LS	1	832.00	832.00

Segment Summary Estimate

2023 Seal Coat Project

Street Name

Bridge Street

Priority

3

Termini

5th Avenue to North end

Truck route

None

Length in Feet

528

Current Pavement Width

24

Planned Treatment Width

24

Sidewalk Placement

None

Sidewalk Condition

None

Curb Placement

None

Describe the proposed segment work.

Grind/2-coat chip seal on Bridge St. from 5th Ave to North end.

Cost Summary

Design Engr.	Construction Engr.	Contract Cost	Contingency	Total
0	0	18,671	0	18,671

Unit Costs

Item	Description	Units	Quantity	Unit Price	Amount
1	MOBILIZATION	LS	1	1,112.00	1,112.00
2	CRUSHED SURFACING TOP COURSE	TON	247	45.00	11,115.00
3	COUNTY CHIP SEAL	LS	1	5,555.00	5,555.00
4	CONSTRUCTION CONTINGENCY (5%)	LS	1	889.00	889.00

Segment Summary Estimate

2023 Seal Coat Project

Street Name

Bridge Street

Termini

5th Ave to South end

Priority

4

Truck route

None

Length in Feet

686

Current Pavement Width

24

Planned Treatment Width

24

Sidewalk Placement

None

Sidewalk Condition

None

Curb Placement

None

Describe the proposed segment work.

Grind/2-coat chip seal on Bridge St. from 5th Ave to South end.

Cost Summary

Design Engr.	Construction Engr.	Contract Cost	Contingency	Total
0	0	29,621	0	29,621

Unit Costs

Item	Description	Units	Quantity	Unit Price	Amount
1	MOBILIZATION	LS	1	1,764.00	1,764.00
2	CRUSHED SURFACING TOP COURSE	TON	392	45.00	17,640.00
3	COUNTY CHIP SEAL	LS	1	8,806.00	8,806.00
4	CONSTRUCTION CONTINGENCY (5%)	LS	1	1,411.00	1,411.00

Segment Summary Estimate

2023 Seal Coat Project

Street Name

Webb Lane

Priority

5

Termini

5th Avenue to SR 20

Truck route	None	Sidewalk Placement	None
Length in Feet	845	Sidewalk Condition	None
Current Pavement Width	24	Curb Placement	None
Planned Treatment Width	24		

Describe the proposed segment work.

Grind/2-coat chip seal on Webb Ln. from 5th Ave to SR-20.

Cost Summary

Design Engr.	Construction Engr.	Contract Cost	Contingency	Total
0	0	30,967	0	30,967

Unit Costs

Item	Description	Units	Quantity	Unit Price	Amount
1	MOBILIZATION	LS	1	1,850.00	1,850.00
2	CRUSHED SURFACING TOP COURSE	TON	411	45.00	18,495.00
3	COUNTY CHIP SEAL	LS	1	9,147.00	9,147.00
4	CONSTRUCTION CONTINGENCY (5%)	LS	1	1,475.00	1,475.00

Segment Summary Estimate

2023 Seal Coat Project

Street Name

Termini

Methow Street

5th Avenue to North end

Priority

6

Truck route

None

Length in Feet

158

Current Pavement Width

30

Planned Treatment Width

30

Sidewalk Placement

None

Sidewalk Condition

None

Curb Placement

None

Describe the proposed segment work.

Grind/2-coat chip seal on Methow St. from 5th Ave to North end.

Cost Summary

Design Engr.	Construction Engr.	Contract Cost	Contingency	Total
0	0	6,566	0	6,566

Unit Costs

Item	Description	Units	Quantity	Unit Price	Amount
1	MOBILIZATION	LS	1	392.00	392.00
2	CRUSHED SURFACING TOP COURSE	TON	87	45.00	3,915.00
3	COUNTY CHIP SEAL	LS	1	1,946.00	1,946.00
4	CONSTRUCTION CONTINGENCY (5%)	LS	1	313.00	313.00

Segment Summary Estimate

2023 Seal Coat Project

Street Name

4th Ave

Priority

7

Termini

Lincoln to East end

Truck route	None	Sidewalk Placement	None
Length in Feet	106	Sidewalk Condition	None
Current Pavement Width	20	Curb Placement	None
Planned Treatment Width	20		

Describe the proposed segment work.

2-coat chip seal on 4th Ave from Lincoln to East end

Cost Summary

Design Engr.	Construction Engr.	Contract Cost	Contingency	Total
0	0	4,385	0	4,385

Unit Costs

Item	Description	Units	Quantity	Unit Price	Amount
1	MOBILIZATION	LS	1	261.00	261.00
2	CRUSHED SURFACING TOP COURSE	TON	58	45.00	2,610.00
3	COUNTY CHIP SEAL	LS	1	1,305.00	1,305.00
4	CONSTRUCTION CONTINGENCY (5%)	LF	1	209.00	209.00

2023 SCPP Program (Seal Coat Project)

SCPP_2025_W039

TIB Application Certification

Agency

Town of Twisp

TIB Funds Requested

Project Name

2023 Seal Coat | Multiple Locations

\$133,796

Project Funding

Summary	Amount
Total TIB Funds	133,796
Total Local Funds	7,041
Total Project Costs	140,837

Funding Partners	Amount
Town of Twisp	\$7,041
Total Partner Funding	\$7,041

Application Attachments

Documentation

☒

Detailed street map with segments highlighted

☒

Segment worksheet(s) reviewed and signed by an engineer licensed in Washington State

☒

Letter of commitment from funding partner(s)

☒

Written confirmation from county/WSDOT

☒

Written concurrence from WSDOT if project connects to or crosses a state highway

☒

Roadway Cross Sections for all segments

☒

Project Pictures (3 picture(s) attached.)

Segment Summary

Priority	Street Segment	Truck Route	Treatment Width	Engineering Cost	Contract with Contingency	Total Cost
1	Alder Street 5th Avenue to SR20	None	24	0	33,163	33,163
2	Alder Street 5th Avenue to North end	None	40	0	17,464	17,464
3	Bridge Street 5th Avenue to North end	None	24	0	18,671	18,671
4	Bridge Street 5th Ave to South end	None	24	0	29,621	29,621
5	Webb Lane 5th Avenue to SR 20	None	24	0	30,967	30,967
6	Methow Street 5th Avenue to North end	None	30	0	6,566	6,566
7	4th Ave Lincoln to East end	None	20	0	4,385	4,385
Total				0	140,837	140,837

Certification

Certification is hereby given that the information provided is accurate and the applicable attachments are complete and included as part of the application package.

Agency Official Signature

Date Signed

Printed or Typed Name & Title

Town of Twisp

Public Works

1220 Ewell Street • Box 278 • Twisp, WA 98856. 509-997-1311 publicworks@townoftwisp.com

August 8, 2023

Andrew Beagle
Project Engineer
Transportation Improvement Board
AndrewB@tib.wa.gov
Phone: (360) 586-1151

RE: Town of Twisp TIB Funding Commitment Letter

Dear Mr. Beagle,

The Town of Twisp is committed to provide 5% match funding for the Glover Street and Twisp Avenue SCAP TIB project, application # SCAP_2025_W020.

The Town of Twisp is committed to provide 5% match funding for the 2025 SCPP TIB project: 2023 Seal Coat, application # SCPP_2025_W039.

The Town of Twisp is submitting the TIB SCAP and SCPP applications.

Thank you in advance for considering our applications.

Sincerely,

Soo Ing-Moody
Mayor
Town of Twisp

WARRANT/CHECK REGISTER

Town Of Twisp

Time: 13:59:07 Date: 08/08/2023

08/08/2023 To: 08/31/2023

Page: 1

Trans	Date	Type	Acct #	War #	Claimant	Amount	Memo
1675	08/08/2023	Claims	1	37992	CenturyLink Communications, LLC	400.84	
1676	08/08/2023	Claims	1	37993	FP Mailing Solutions	172.83	
1677	08/08/2023	Claims	1	37994	FedEx	145.34	
1678	08/08/2023	Claims	1	37995	Hank's Market	79.79	
1679	08/08/2023	Claims	1	37996	Methow Valley Lumber, Inc.	85.81	
1680	08/08/2023	Claims	1	37997	Methow Valley News Publishing LLC	78.80	
1681	08/08/2023	Claims	1	37998	Methownet.com	447.00	
1682	08/08/2023	Claims	1	37999	Ok Co Electric Cooperative Inc	285.09	
1683	08/08/2023	Claims	1	38000	Okanogan County Public Works	64.51	
1684	08/08/2023	Claims	1	38001	Okanogan County Sheriff's Off	13,000.00	
1685	08/08/2023	Claims	1	38002	P.O.W. Contracting	132,194.17	
1686	08/08/2023	Claims	1	38003	Room One	50.00	
1687	08/08/2023	Claims	1	38004	Ulrich Valley Pharmacy	27.12	
1688	08/08/2023	Claims	1	38005	W. Scott DeTro	7,636.88	
1689	08/08/2023	Claims	1	38006	Weinstein Beverage Corp	698.34	
1690	08/08/2023	Claims	1	38007	Xerox Corp	336.07	
1695	08/08/2023	Claims	1	38008	AWA Backflow	300.00	
1696	08/08/2023	Claims	1	38009	Aquatic Specialty Services	4,800.19	
1697	08/08/2023	Claims	1	38010	Ardurra	24,718.38	
1698	08/08/2023	Claims	1	38011	Boulder Park Inc.	335.45	
1699	08/08/2023	Claims	1	38012	Cascade Columbia Distribution Co.	806.43	
1700	08/08/2023	Claims	1	38013	Cascade Pipe & Feed Supply, Inc	287.32	
1701	08/08/2023	Claims	1	38014	Kurt E. Danison	1,063.71	
1702	08/08/2023	Claims	1	38015	PumpTech, LLC	1,663.04	
1703	08/08/2023	Claims	1	38016	Quill	50.08	
1704	08/08/2023	Claims	1	38017	Twisp Auto Parts	58.68	
1705	08/08/2023	Claims	1	38018	US Bank	925.20	
1706	08/08/2023	Claims	1	38019	USA BlueBook	942.78	
1707	08/08/2023	Claims	1	38020	Valley Hardware Do It Center	728.33	
1708	08/08/2023	Claims	1	38021	Verizon Wireless	665.69	
1709	08/08/2023	Claims	1	38022	WasteWise Methow	717.26	
1710	08/08/2023	Claims	1	38023	Western First Aid and Safety, LLC	197.49	
						29,227.68	001 General Fund
						11,017.92	101 Street Fund
						412.54	103 Tourism 2%
						8,230.22	401 Water Fund
						11,070.94	404 Sewer Fund
						133,718.23	407 Collection System Improvements
						193,677.53	Claims:
						193,677.53	* Transaction Has Mixed Revenue And Expense Accounts

193,677.53

WARRANT/CHECK REGISTER

Town Of Twisp

Time: 13:59:07 Date: 08/08/2023

08/08/2023 To: 08/31/2023

Page: 2

Trans	Date	Type	Acct #	War #	Claimant	Amount	Memo
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CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described and that the claim is a due and unpaid obligation against the Town of Twisp and that I am authorized to authenticate and certify to said claim.

Clerk/Treasurer _____ **Date:** _____

Council Signatures:

Hans Smith _____

Mark Easton _____

Alan Caswell _____

Aaron Studen _____

Katrina Auburn _____

Town Of Twisp

Time: 14:48:21 Date: 08/03/2023

07/26/2023 To: 08/07/2023

Page: 1

[illegible]

WARRANT/CHECK REGISTER

Town Of Twisp

Time: 14:48:21 Date: 08/03/2023

07/26/2023 To: 08/07/2023

Page: 2

Trans	Date	Type	Acct #	War #	Claimant	Amount	Memo
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