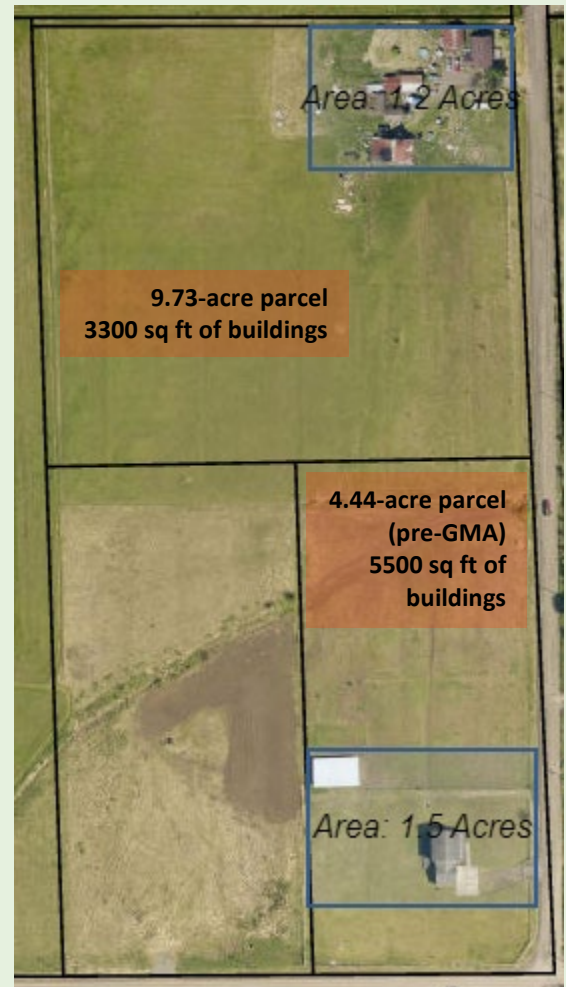
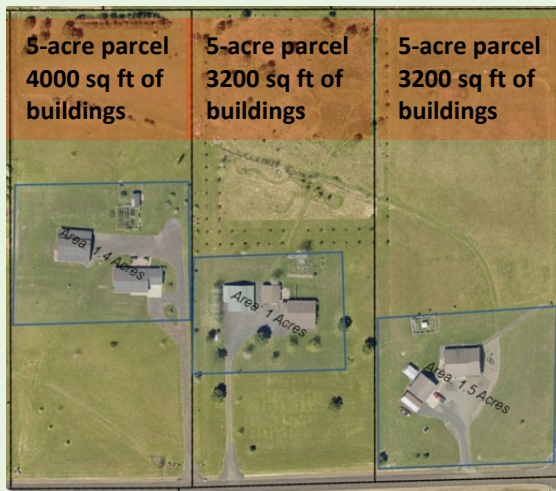
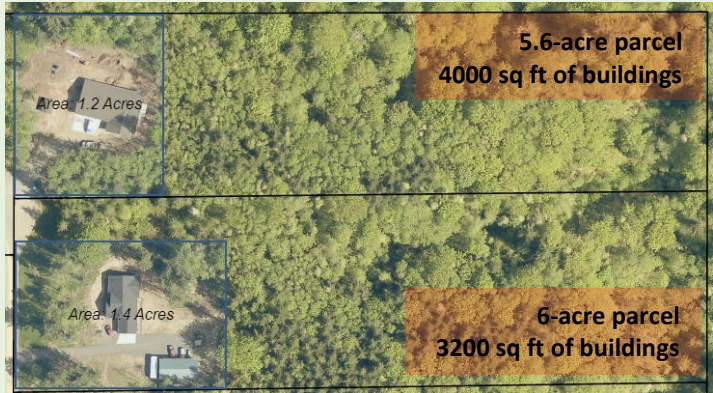
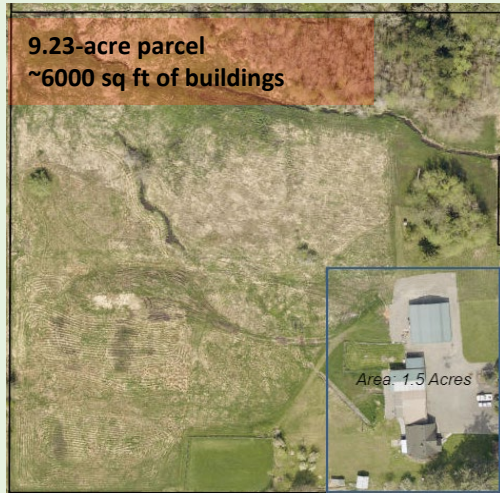


A Bird's Eye View of Rural Lewis County



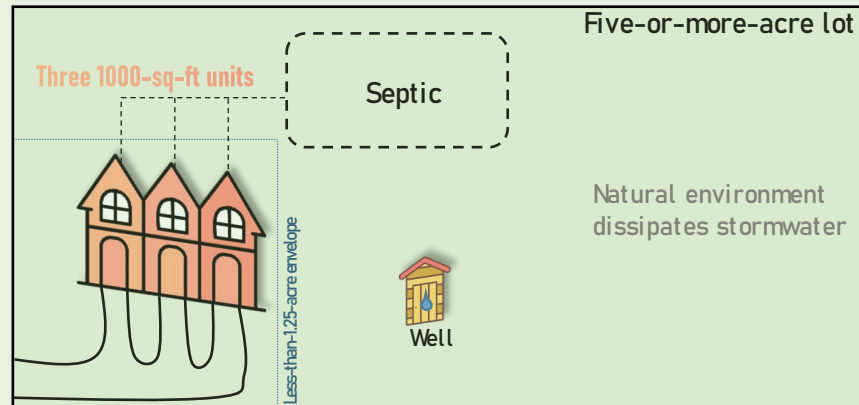
Prototypical rural residential lots in Lewis County:

- Have one single-family residence on a 5+ acre lot
- Often have multiple buildings totaling 3200+ sq ft
- Cluster buildings in an “envelope” of 1 to 1.5 acres
- Have a single primary access
- Use well and septic
- Dissipate stormwater through open space

These SFRs have no maximum size or occupancy, yet are presumed to fit rural character. They are rarely for rent and increasingly unaffordable to own.

The Rural Housing Alternative (RHA)

The RHA allows more dwelling units in the same size structure on rural lots in a manner consistent with the Growth Management Act.



Example only – the size, number, and style of units could vary, within constraints

The RHA:

- **Constrains units so that they are consistent with existing rural character and do not employ or call for any urban services.**
 - **Form-based:** total square footage is capped; the units can use only rural services
 - **Interdependent:** the units cannot subdivide the lot and must share the same lot access
 - **Clustered:** a 1.25-acre envelope preserves open space and allows stormwater dissipation
- **Disperses RHA developments incrementally over a wide rural area at a growth rate much slower than that of urban areas.**
 - **Manageable:** Can be absorbed by our existing rural service districts
 - **Secondary:** Will not subvert the GMA duty to promote growth in urban areas
- **Promotes smaller units and rentals, otherwise rare in rural areas.**
 - **Equitable:** combats gentrification and displacement of less-wealthy rural households
 - **Right-sized:** Fits our population
 - $>^{2/3}$ of our households have 1-2 people, yet $>^{2/3}$ of our housing has 3+ bedrooms
 - Home prices up sharply in rural areas, no rentals to be found
 - We need stock that fits our budget and needs, not more SFRs on large lots
- **Brings vast rural lands into the conversation about affordable housing**
 - **Attainable:** right-sized market-rate units
 - **Beneficial:** Increases the size of the pie for all housing; improves housing pipeline
 - **Promising:** Potential for some subsidized units, especially PSH, but with dispersed impact