

Planning Commission Workshop



Community Development • 2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT

POPULATION AND HOUSING ALLOCATIONS

Date: April 20, 2023

Staff: Mindy Brooks, Senior Long Range Planner

Attachments: A – Planned Growth Committee Recommendation

SUMMARY

The Planned Growth Committee (PGC) is comprised of the mayor of each city in Lewis County, or their designee, and the Chair of the Board of County Commissioners. The PGC coordinates on the distribution of future population growth, designation of urban growth areas and amendments to the Countywide Planning Policies pursuant to Ch. 36.70A RCW. The PGC meets monthly and forwards their recommendations to the Planning Commission by June of each year. On April 19, 2023 the PGC vote to recommend the 2045 population and housing allocations to the Planning Commission.

BACKGROUND

The county is responsible for allocating future urban growth to each city and the unincorporated areas of Lewis County. The Office of Financial Management (OFM) provides a high, medium and low population projection for the next 20-years. The medium population forecast is considered to be the mostly likely, the high and low are statistical deviations. Lewis County, in consultation with the cities, must pick the population forecast from within the OFM estimated range or petition for a revisions to the projections.

House Bill 1220 (HB1220) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.” HB1220 also directed the Department of Commerce (Commerce) to provide guidance to local jurisdictions regarding how to meet the new requirements of GMA. Commerce developed a model to help counties allocate housing need to each jurisdiction.

PGC RECOMMENDATIONS

Attachment A includes the methodology and data that supports the recommended population and housing allocations shown in Table 1 and Table 2. The PGC voted on April 19, 2023 to recommend adoption of the population and housing allocations to the Planning Commission for consideration. The vote was unanimous.

Table 1: Lewis County 2045 Population Allocations

City	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Centralia	22,376	24,000	1,624	7.26%
Chehalis	9,845	23,000	13,155	133.62%
Morton	1,302	1,351	49	3.75%
Mossyrock	906	1,058	152	16.78%
Napavine	1,969	2,978	1,009	51.24%
Pe Ell	658	680	22	3.30%
Toledo	747	2,537	1,790	239.63%
Vader	899	1,110	211	23.47%
Winlock	2,115	4,756	2,641	124.87%
Total City	40,817	61,469	20,652	50.60%
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	41,157	41,582	425	1.03%
Total Unincorporated	42,629	43,482	853	2.00%
Total Lewis County	83,446	104,951	21,505	25.77%

Table 2 is the housing allocations to each city in Lewis County and the unincorporated areas. The allocations uses a method that is intended to produce the same overall outcome as the Department of Commerce’s HAPT Method A housing allocations. Please see Attachment A for more details regarding the different approaches and the comparison.

Table 2: Lewis County 2045 Housing Allocations

Total 2045 Population = 104,951			Permanent Housing Needs by % of Area Median Income							Emergency Housing
			0-30%							
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
Total	Sum of Allocations to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542
	Percent of Sum of Allocations to Jurisdictions	100.00%	21.75%	9.54%	16.17%	14.48%	6.87%	5.66%	25.53%	5.33%

RECOMMENDATION

The Planned Growth Committee recommends that the Planning Commission transmit the proposed population and housing allocations to the Board of County Commissions for review and adoption.

NEXT STEPS

The Planning Commission is scheduled to hold a public hearing on the population and housing allocations on May 9, 2023. Because adoption of the population and housing allocations needs to be complete before the start of periodic review, which begins on July 1, 2023, the hearing cannot be delayed.

After close of the public hearing on May 9, the Planning Commission will deliberate and vote to transmit the proposed amendments to the Board of County Commission. After the Board of County Commissioners reviews the proposal, they will hold a public hearing before voting to adopt the allocations. The Board of County Commissioner's hearing is tentatively scheduled for June 13, 2023.