



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

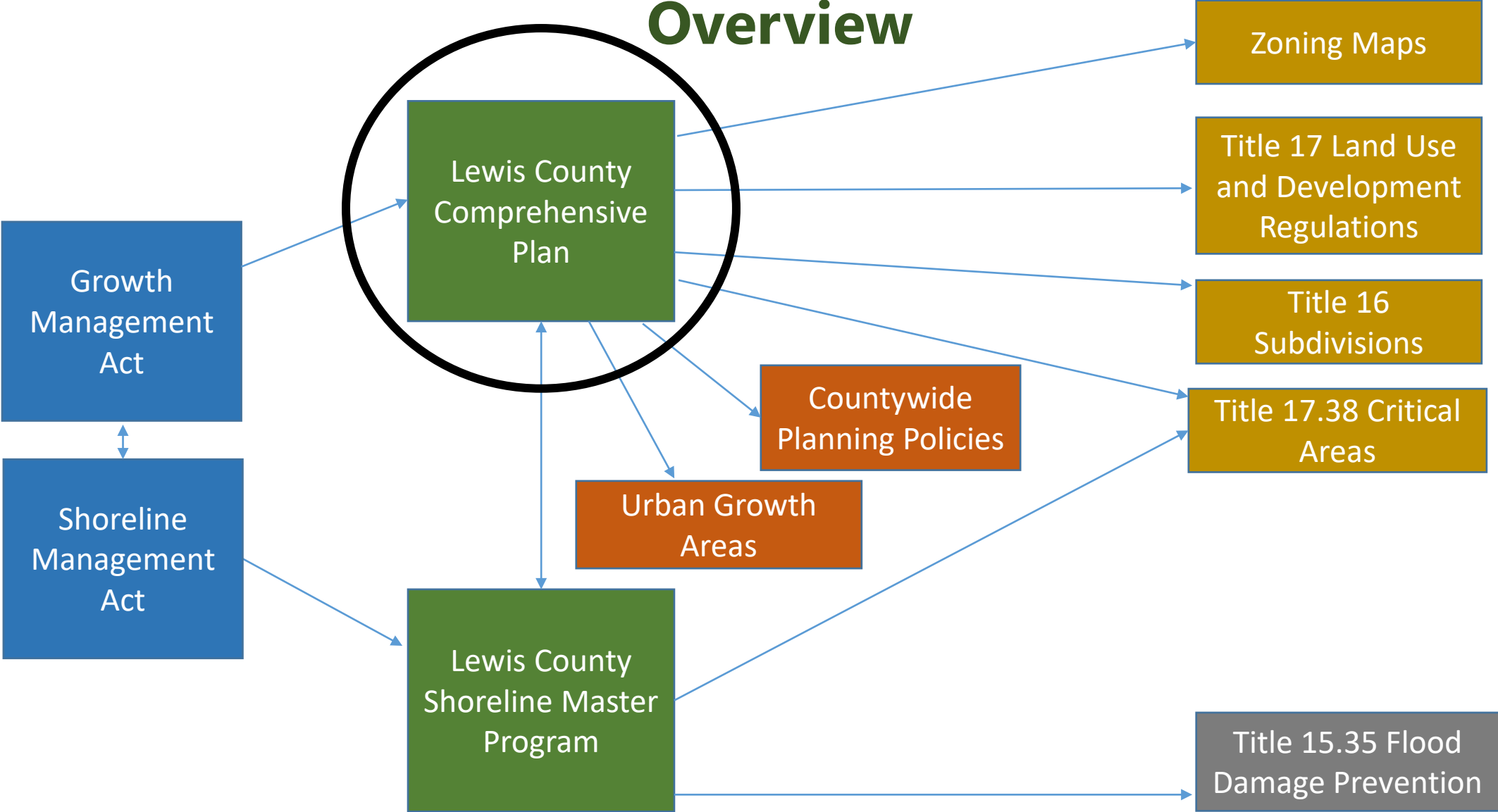
Population and Housing Allocations

Lewis County Planning Commission – Public Hearing

May 9, 2023



Overview



Population Allocations



May 9, 2023

Lewis County Planning Commission – Public Workshop

Population Allocations

- Office of Financial Management (OFM) 20-year forecast
- County allocates to cities and unincorporated areas
- Coordinated through Planned Growth Committee
 - Monthly meetings since January
- Recommendation to Planning Commission
- BOCC directed to stay in OFM range



Population Allocations

- Cities proposed methodologies and data to project their 20-year population
- County worked with Centralia and Chehalis to agree to projections
- Other cities get their estimates



Population Allocations

Table 6: Lewis County Total 2045 Population

City	2022 Total Population	2045 Population Allocation	Change in Population	Share of Population Growth
Centralia	22,376	24,000	1,624	7.55%
Chehalis	9,845	23,000	13,155	61.17%
Morton	1,302	1,351	49	0.23%
Mossyrock	906	1,058	152	0.71%
Napavine	1,969	2,978	1,009	4.69%
Pe Ell	658	680	22	0.10%
Toledo	747	2,537	1,790	8.32%
Vader	899	1,110	211	0.98%
Winlock	2,115	4,756	2,641	12.28%
Total City	40,817	61,469	20,652	96.04%
Onalaska UGA	562	700	138	0.64%
Packwood LAMIRDs	910	1,200	290	1.35%
Other Rural	41,157	41,582	425	1.97%
Total Unincorporated	42,629	43,482	853	3.96%
Total Lewis County	83,446	104,951	21,505	100.00%



Population Allocations

Table 3: City 2045 Population Allocations

City	2022 Total Population	2045 Population Estimate	Population Growth	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 Cities	40,817	61,469	20,652	50.60%



Housing Allocations



May 9, 2023

Lewis County Planning Commission – Public Workshop

Housing Allocations

- HB 1220
- Department of Commerce guidance
- County allocated housing to cities
- Coordination through Planned Growth Committee
- Recommendation to Planning Commission
- Decision by BOCC



Housing Allocations

GUIDANCE!

What do we have to do?

1. Capacity through zoning
2. Remove regulatory barriers



Housing Allocations

- Larger cities near I5 are better suited for lower income housing
 - Employment
 - Transit
 - Social services
- Smaller cities do not have infrastructure to support more multifamily housing
- Unincorporated rural areas can't have urban services
- Centralia's Housing Action Plan



Housing Allocations

Table 8: Lewis County Method C

Total 2045 Population = 104,951			Permanent Housing Needs by % of Area Median Income							Emergency Housing
			0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
	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
Comparison to HAPT Method A	Sum of Allocation to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542
	Percent of Sum of Allocation to Jurisdictions	100.00%	21.75%	9.54%	16.17%	14.48%	6.87%	5.66%	25.53%	5.33%



Potential Motion

I move to send a letter of transmittal recommending that the Board of County Commissioners pass an ordinance to adopt the population and housing allocations as presented in the April 20, 2023 staff report and attachment.





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