

# LEWIS COUNTY PLANNING COMMISSION

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Lorie Spogen, Chair

## LETTER OF TRANSMITTAL

**To:** Lewis County Board of County Commissioners  
**From:** Lewis County Planning Commission  
**Date:** May 9, 2023  
**Subject:** Transmittal to the BOCC – Adopt the 2045 Population and Housing Allocations.

**Dear Commissioners:**

The purpose of this letter is to transmit to the Board of County Commissioners (BOCC) the Lewis County 2045 population and housing allocations as shown in Table 1 and Table 2.

**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%
<b>Total City</b>	<b>40,817</b>	<b>61,469</b>	<b>20,652</b>	<b>50.60%</b>
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	41,157	41,582	425	1.03%
<b>Total Unincorporated</b>	<b>42,629</b>	<b>43,482</b>	<b>853</b>	<b>2.00%</b>
<b>Total Lewis County</b>	<b>83,446</b>	<b>104,951</b>	<b>21,505</b>	<b>25.77%</b>

**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
<b>Total</b>	<b>Sum of Allocations to Jurisdictions</b>	<b>10,160</b>	<b>2,210</b>	<b>969</b>	<b>1,643</b>	<b>1,471</b>	<b>698</b>	<b>575</b>	<b>2,594</b>	<b>542</b>
	<b>Percent of Sum of Allocations to Jurisdictions</b>	<b>100.00%</b>	<b>21.75%</b>	<b>9.54%</b>	<b>16.17%</b>	<b>14.48%</b>	<b>6.87%</b>	<b>5.66%</b>	<b>25.53%</b>	<b>5.33%</b>

## Findings of Fact

1. Pursuant to RCW 43.62.035, every five years the Office of Financial Management (OFM) is responsible for providing a 20-year growth management population projection to each county within Washington State. The projection is provided as a range, with the medium projection as the most likely estimate. The OFM 2045 population growth management projection was provided to Lewis County on January 5, 2023; and
2. Pursuant to WAC 365-196-310(2)(b), the county is responsible for choosing the 20-year growth management population projection from within the OFM range and allocating the population to each city and Urban Growth Area in the county; and
3. Pursuant to RCW 36.70A.070(2)(a), the county and cities comprehensive plans must include a 20-year projected housing need, as provided by the Department of Commerce; and
4. The Department of Commerce developed the Housing for All Planning Tool (HAPT) with two alternative methods for allocating housing need and with an option allowing counties to choose a different methodology, if the resulting projected housing need allocations are in substantial compliance with the state guidance; and
5. The population allocations presented in Table 1 are within the OFM projected range for Lewis County; and
6. The housing allocations presented in Table 2 are in substantial compliance with the HAPT because the overall projected housing need in Table 2 matches the overall projected housing need in HAPT Method A; and
7. The Planned Growth Committee, which includes the mayor from each city in Lewis County (or their designee) and the Chair of the Lewis County Board of County Commissioners, voted on April 19, 2023 to recommend the population allocations presented in Table 1 and the housing allocations presented in Table 2 to the Lewis County Planning Commission for a public hearing; and
8. Staff provided notice for a public hearing on the recommended population and housing allocations on April 20, 2023; and
9. On May 9, 2023, the Lewis County Planning Commission held a public hearing on the recommended population and housing allocations presented in Table 1 and Table 2; and
10. Following the public hearing, the Lewis County Planning Commission deliberated and determined that the recommended population and housing allocations presented in Table 1 and Table 2 met the intent and requirements of the state statutes and were in accordance with the public interest.

**Recommendation**

Based on the above findings, the Lewis County Planning Commission recommends that the Board of County Commissioners pass an ordinance that adopts the proposed Lewis County population and housing allocations presented in Table 1 and 2.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit the documents to the Lewis County Board of County Commissioners.

**Attachments**

- A. Lewis County Population and Housing Memo

Submitted by Lorie Spogen Date 5/9/2023  
Lorie Spogen, Chair  
Lewis County Planning Commission