



## Community Development

2025 NE Kresky Ave

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# Lewis County Planning Comprehensive Plan Periodic Update

June 7, 2023



# Agenda

1. Comprehensive Plans Period Update
2. 2045 Population Allocations
3. 2045 Housing Allocations

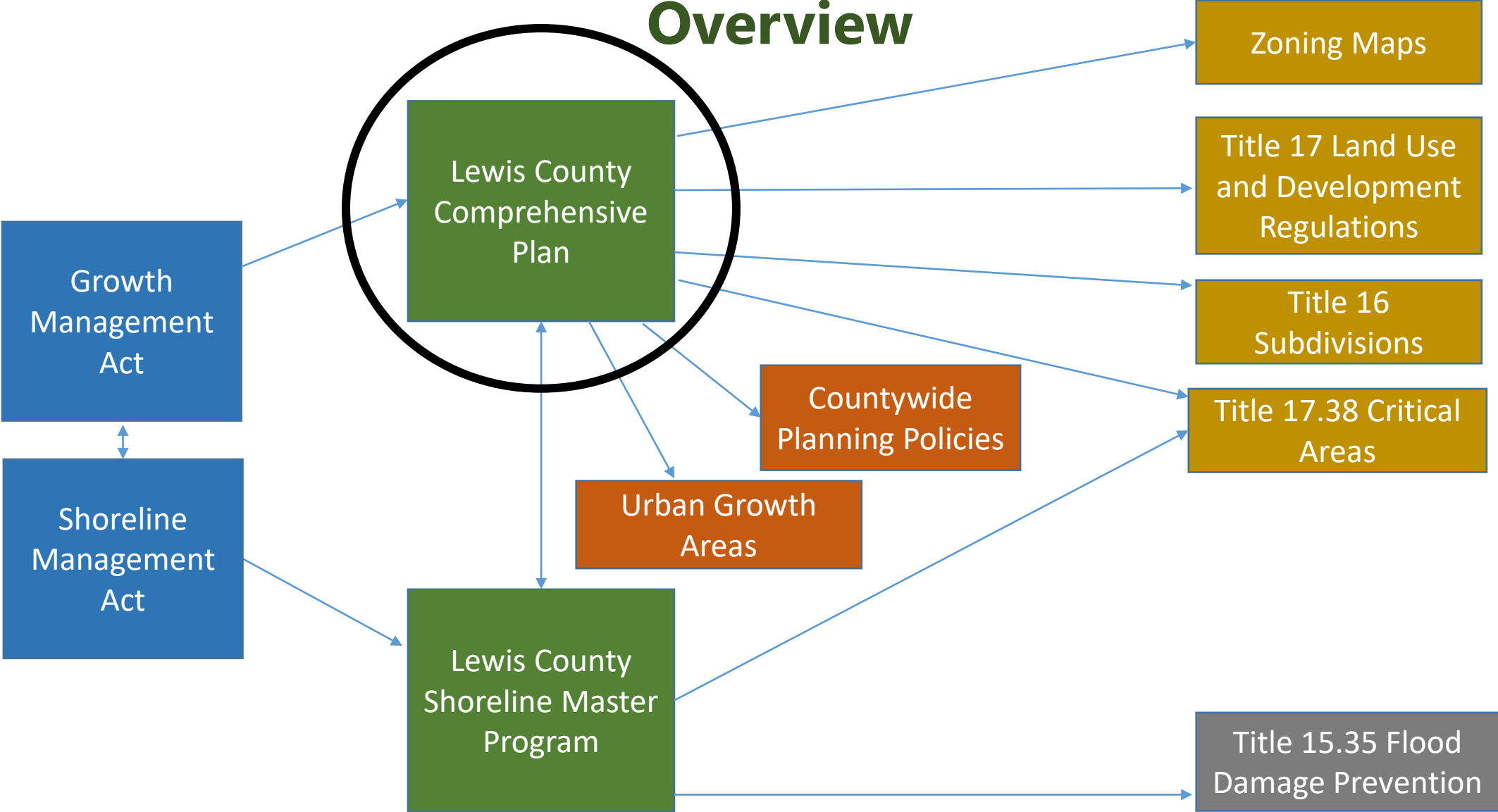


June 7, 2023

BOCC – Workshop

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# Overview



# Periodic Update

- **Task 1 – Population and Housing Allocations**

- Task 2: Scoping
- Task 3: Existing Conditions, Including Capital Facilities
- Task 4: Public Engagement
- Task 5: Draft Comprehensive Plan Goals and Policies
- Task 6: Packwood Subarea Plan
- Task 7: Onalaska Subarea Plan Update
- Task 8: Urban Growth Areas
- Task 9: SEPA
- Task 10: Final Comprehensive Plan Goals and Policies

Then ... Tasks 11 – 14 zoning maps and development regulations



# Population Allocations

- Office of Financial Management (OFM) 20-year forecast\
  - High, medium, low – medium is most likely
- County allocates to cities
- Coordinated through Planned Growth Committee
- Recommendation to Planning Commission
- Decision by BOCC



# Planned Growth Committee

- Mayor (or designee) of each city and Chair of BOCC
- Meets monthly for 2 hours
- Responsibilities: population allocations, housing allocations, UGA amendments and Countywide Planning Policies



# Population Allocations

Why is population allocation important?

- Comp Plan must address the population
- UGAs must be sized to accommodate 20-year populations
- Cities must plan to provide urban services
- Input to housing allocation



# Population Allocations

## Methodology

- Each city proposed their own
- Most based on permits in the pipeline, plus growth trends
- Chehalis based on land capacity analysis
- Centralia based on Housing Action Plan

BOCC >>> Stay in the OFM range!





# Population Allocation

**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>



# Population Allocations

## Implications

- Hard to expand UGA
- Hard to obtain grants for infrastructure (e.g., sewer, water)

But ... in 5 years OFM gives new projections and we do this again



# 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

**Table 7: Lewis County Method A Housing Need based on HAPT**

		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%	
<b>Total 2045 Population = 104,951</b>									
Countywide Estimated 2020 Housing Supply	33,202	1,463	58	6,017	10,732	4,777	2,556	7,599	60
Method A 2045 Allocations	10,160	2,210	969	1,643	1,471	698	575	2,594	542
Method A, Sum of Allocation to Jurisdictions	10,160	2,210	969	1,643	1,471	698	575	2,594	542



# Housing Allocations

**Table 2: Lewis County 2045 Housing Allocations**

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
<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>



# Housing Allocations

**Table 2: Lewis County 2045 Housing Allocations**

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						
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



# Housing Allocations

- Larger cities near I-5 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 2: Lewis County 2045 Housing Allocations**

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# Housing Allocations

## GUIDANCE!

What do we have to do?

1. Capacity through zoning
2. Remove regulatory barriers



# Public Hearing

- May 25: Notice of Hearing, written testimony
- June 7: BOCC Workshop
- June 13: BOCC Public Hearing

Testimony to [mindy.brooks@lewiscountywa.gov](mailto:mindy.brooks@lewiscountywa.gov)

<https://lewiscountywa.gov/departments/community-development/rezones/comprehensive-plan-and-development-regulation-amendments/comprehensive-plan-periodic-update/>





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