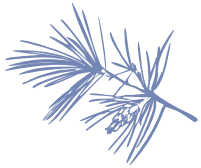


Packwood
Housing
Needs
Assessment:
*Summary
Presentation*



By Sarah Lindsley, Sarah Lindsley Consulting

For Lewis County Planning Commission


August 8, 2023



Packwood Housing Needs Assessment

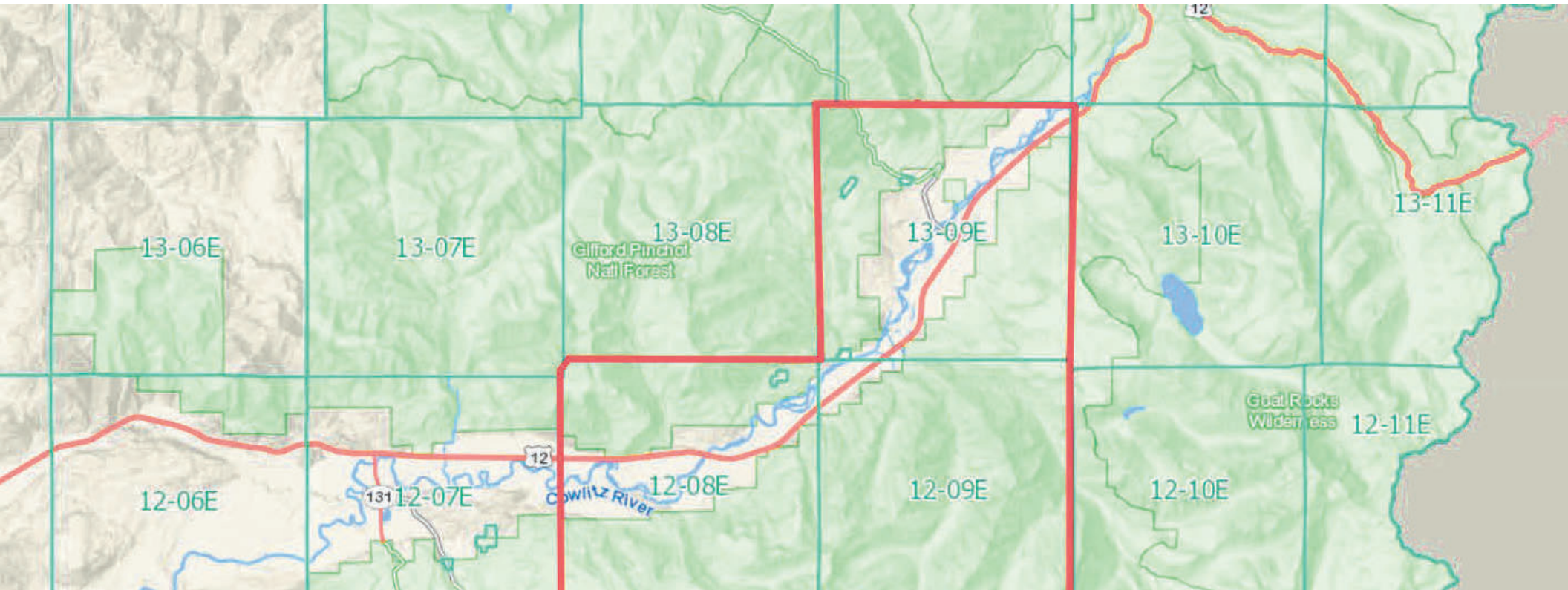
Goal: Provide actionable information for Livable Packwood to use to advocate and plan for ways to address housing needs in Packwood.

- What are the housing needs of different segments of the community, e.g. seniors, families with children, seasonal & year-round workers?
- What is the current housing stock – type, number of units and occupancy (rented, owned, vacant)?
- Which affordable housing types are needed, e.g. affordable homeownership, rental, dormitory or single-room occupancy?
- Are other housing interventions needed, e.g. weatherization/rehab, housing counseling, etc.?



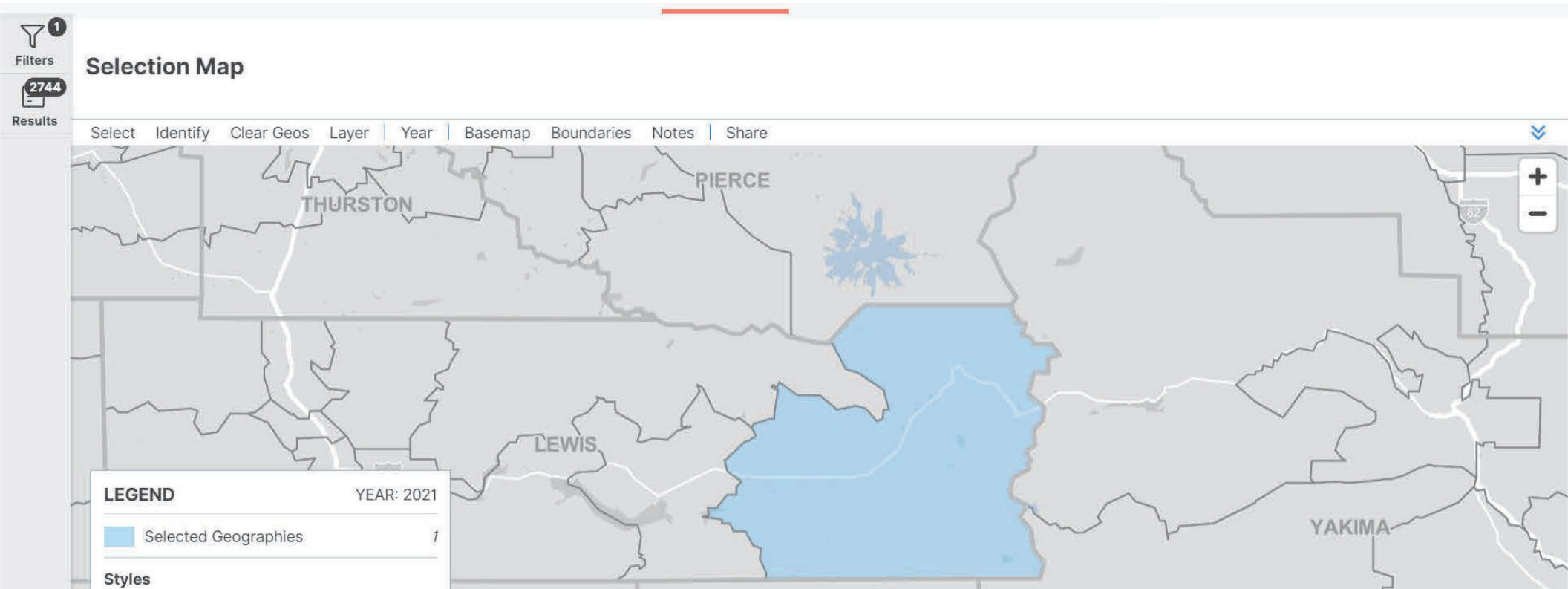
Packwood Housing Needs Assessment: Data Sources

- Data Sources
 - Lewis County Property Assessor (2021)
 - U.S. Census (2010 – 2021)
 - White Pass School District (2017 – 2022)
 - Interviews with Major Employers (2023)
 - Survey of Small Business Owner (2023)
 - Survey of Community members (2023)
- Completed: January – June 2023



Geographic Analysis: Lewis County Property Assessment Data (2021)

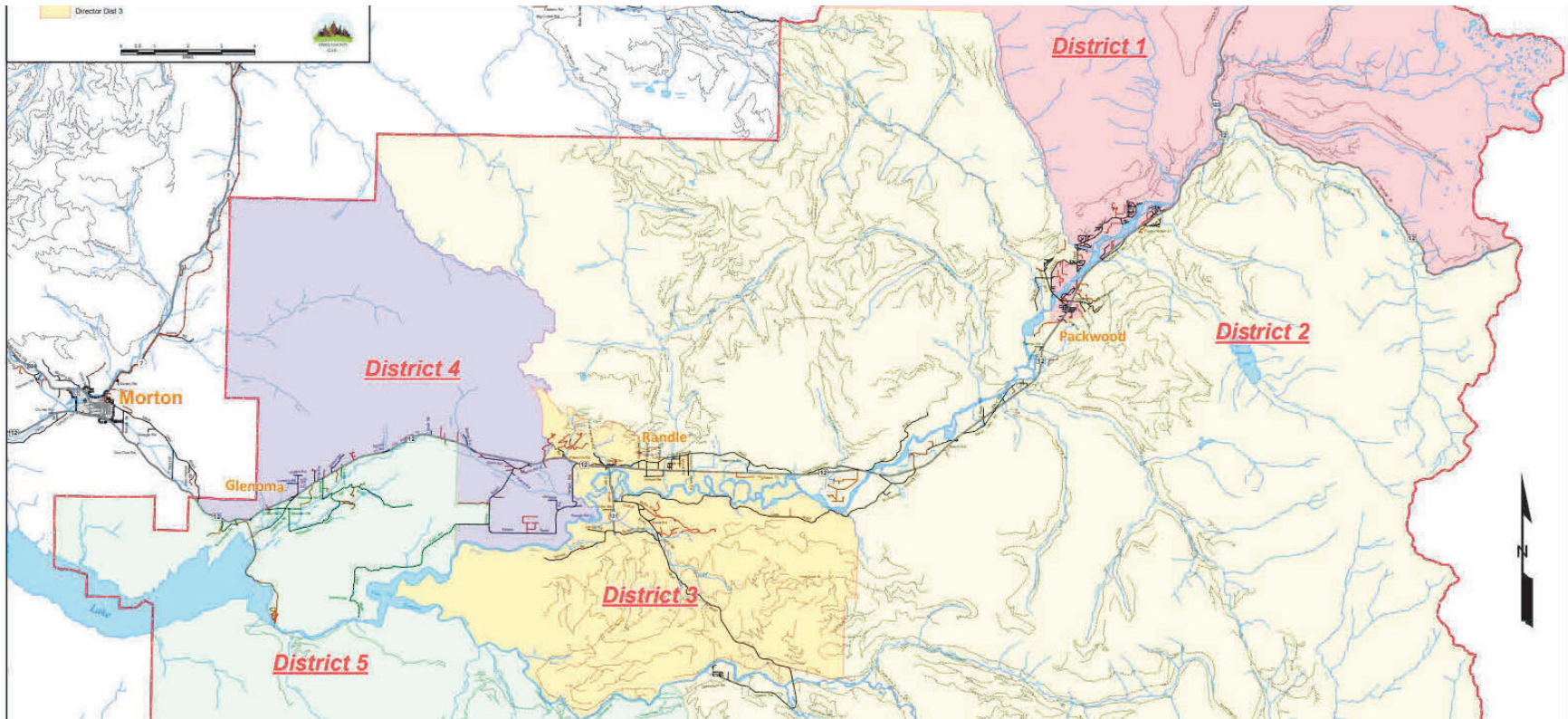
Broad boundary around Packwood, towards but not including Randle



Geographic Analysis: Big Bottom County Census District Data

(U.S. 2010 & 2020 Census, 2021 American Community Survey)

Stretches east to County
line, west to Randle (but
not Morton)



Geographic Analysis: White Pass School District Data

(Data on Student Homelessness)

Includes Glenoma, Randle (but not Morton)

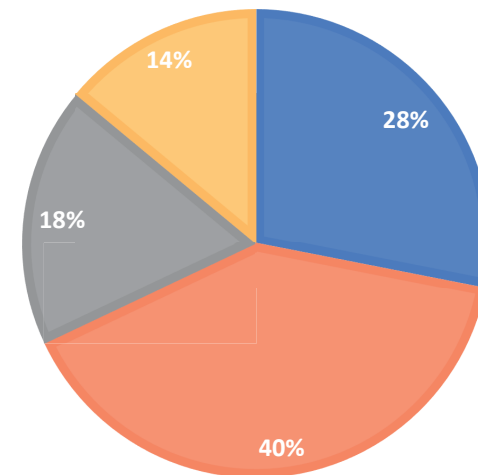
“Recreation Gateway” Community = Distinct Housing Issues & Needs

“Recreation Gateway” communities

- Mix year-round & seasonal residents (seasonal = second homeowners + seasonal workers)
- Large percentage of the housing stock is made up of vacation homes
- Increased residential building doesn't necessarily mean a growing local population
- Resident population declined 2010-2020; by 14% in Packwood & 1% in east Lewis County

Housing Occupancy Estimates (East Lewis County)

■ Owner Occupied ■ Unoccupied (e.g. vacation home)
■ Long Term Rental ■ Short Term Rental



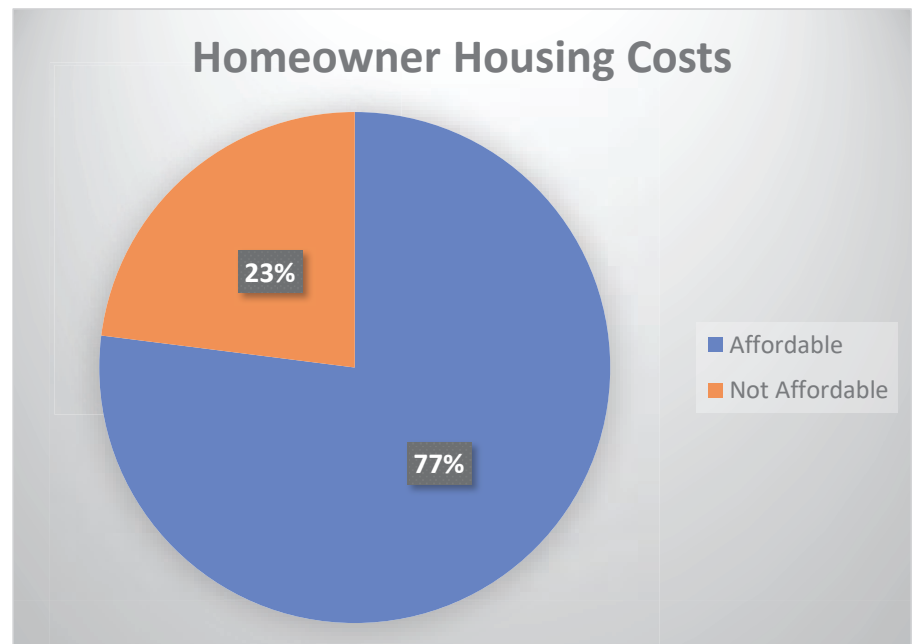
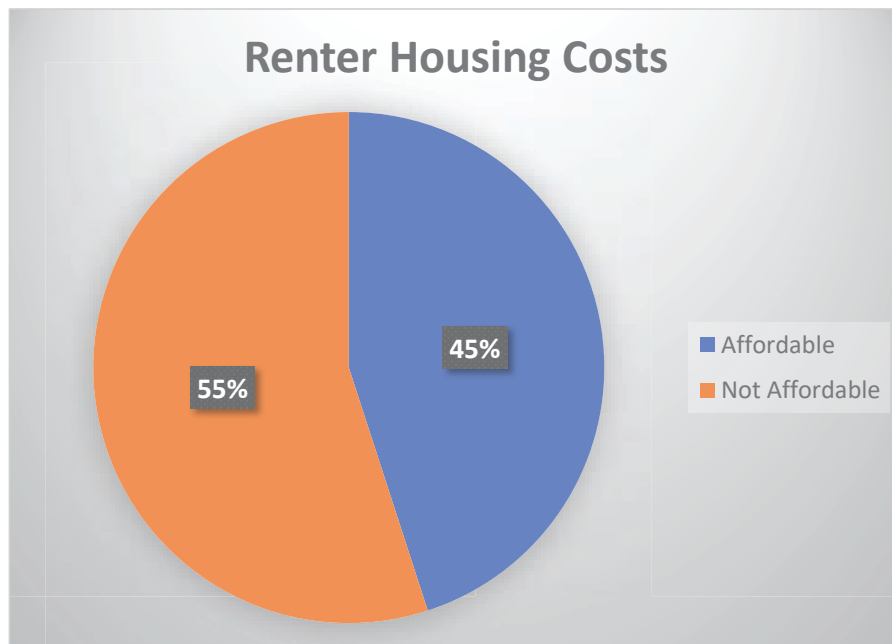
Lack of Affordable Housing = Workforce Retention & Recruitment Issue



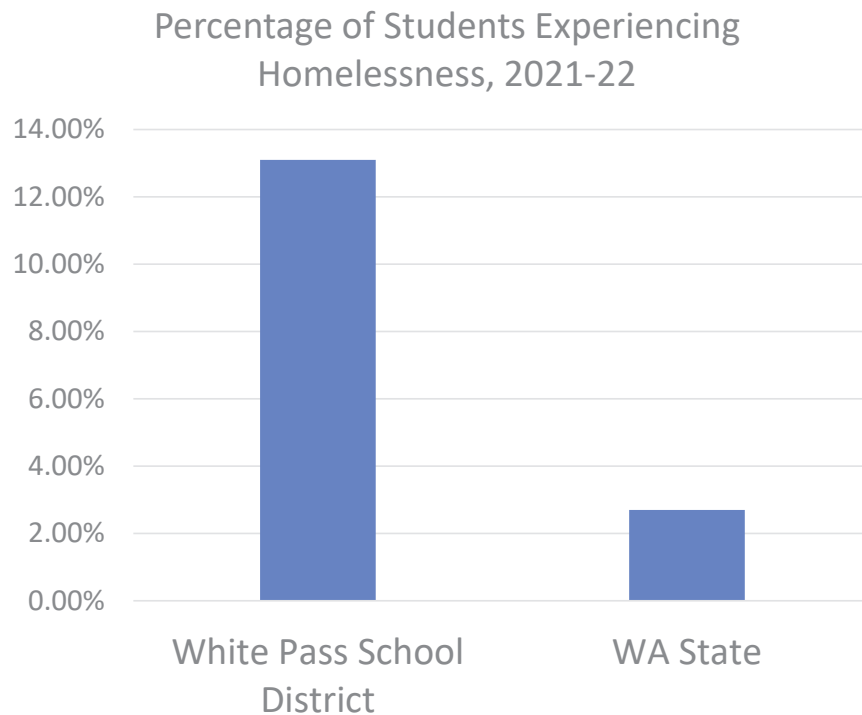
- **62%** of Small Business Owners said housing problems impacted them, their business or their employees, identifying difficulty attracting & retaining employees due to lack of available & affordable housing as the key issue
- Large employers in the area, including White Pass Ski Area, Mt. Rainier National Park, Hampton Lumber, & White Pass School District all report lack of housing impacting recruitment, sometimes making it difficult to fill positions

Housing Cost Burden = Key Measure of Affordability

- Housing Cost Burden = Household pays > 30% income toward housing
- More than half of renters and almost a quarter of homeowners cost-burdened



Acute Housing Need # 1: Homeless Children & Families Lacking Stable Housing



- **13.1% of students experienced homelessness** in the White Pass School District compared to 2.7% in WA State (2021-22 school year)
- 46 individual students
- Doubled-up, living in trailers or RVs
- Often lack adequate heating, plumbing
- No local options for emergency housing
- Not enough affordable permanent housing for low-income families



Acute Housing Need # 2: Low-Mod Income Renters Lacking Safe, Stable Housing

- Packwood/east Lewis County renters in workforce includes very low-income households earning less than 30% AMI
- Lowest income workers (earning less than 30%) have high rates of housing instability – some “rent” but meet definition of homelessness
- Housing costs mostly an issue for renters earning less than 60% AMI
- Renters earning up to 100% AMI frequently report housing quality issues – including lack of adequate plumbing, heat, electricity & other safety issues
- Fear of losing housing plagues renters

Acute Housing Need # 3: Low-Income Homeowners Struggling to Maintain Housing

- Very low-income homeowners (earning less than 30% AMI) report struggling to keep up with housing costs – property taxes and maintenance
- Survey respondents report significant issues with the condition of their housing, including health and safety issues
- Includes senior households
- Rising property taxes create fear of losing home





Acute Housing Need # 4: Lack of Affordable Ownership Options for Mod Income

- Renters earning up to 100% AMI frequently report housing quality issues – including lack of adequate plumbing, heat, electricity & other safety issues
- Fear of losing housing plagues renters
- Many desire the stability of homeownership
- High and rising housing costs makes the prospect of homeownership feel out of reach

Questions?

