



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Rural Housing Alternative Wide-Lens Perspective

Planning Commission Workshop

January 23, 2024



Presentation Agenda

1. Goals and origin of RHA proposal
2. What is “rural character” for Lewis County housing?
3. RHA proposal – Changes & New Info
4. Next Steps



Housing In Lewis County

- 70% of housing is single family residential
- Average sale price \$119,000 (2012) to \$397,000 (2022)
- 77% decrease in supply of homes for sale 2012-2022
- Median household income \$67,247 (2022)
- 69% of unincorporated population cannot afford a median-price home at today's rates. ****That's 30,000 people.****
- Renters – 45% are paying more than 30% of their income on rent; 22% are paying more than 50% (2021)



RHA Origin

2020 – Strategic Plan goal increase housing availability and affordability

2021 – Housing Study and Housing Summit

2022 – Housing Initiative and Work Plan

2024 – RHA Proposal



Housing Initiative - Work Plan

Action A: Governmental Coordination

Action B: Community Coordination

Action C: State Legislative Agenda

Action D: Track Measures of Success

Action E: Night-by-Nigh Shelter

Action F: Step-Up Facility

Action G: Infrastructure Improvements

Action H: Multi-Family Proof of Concept

Action I: Packwood Subarea Plan

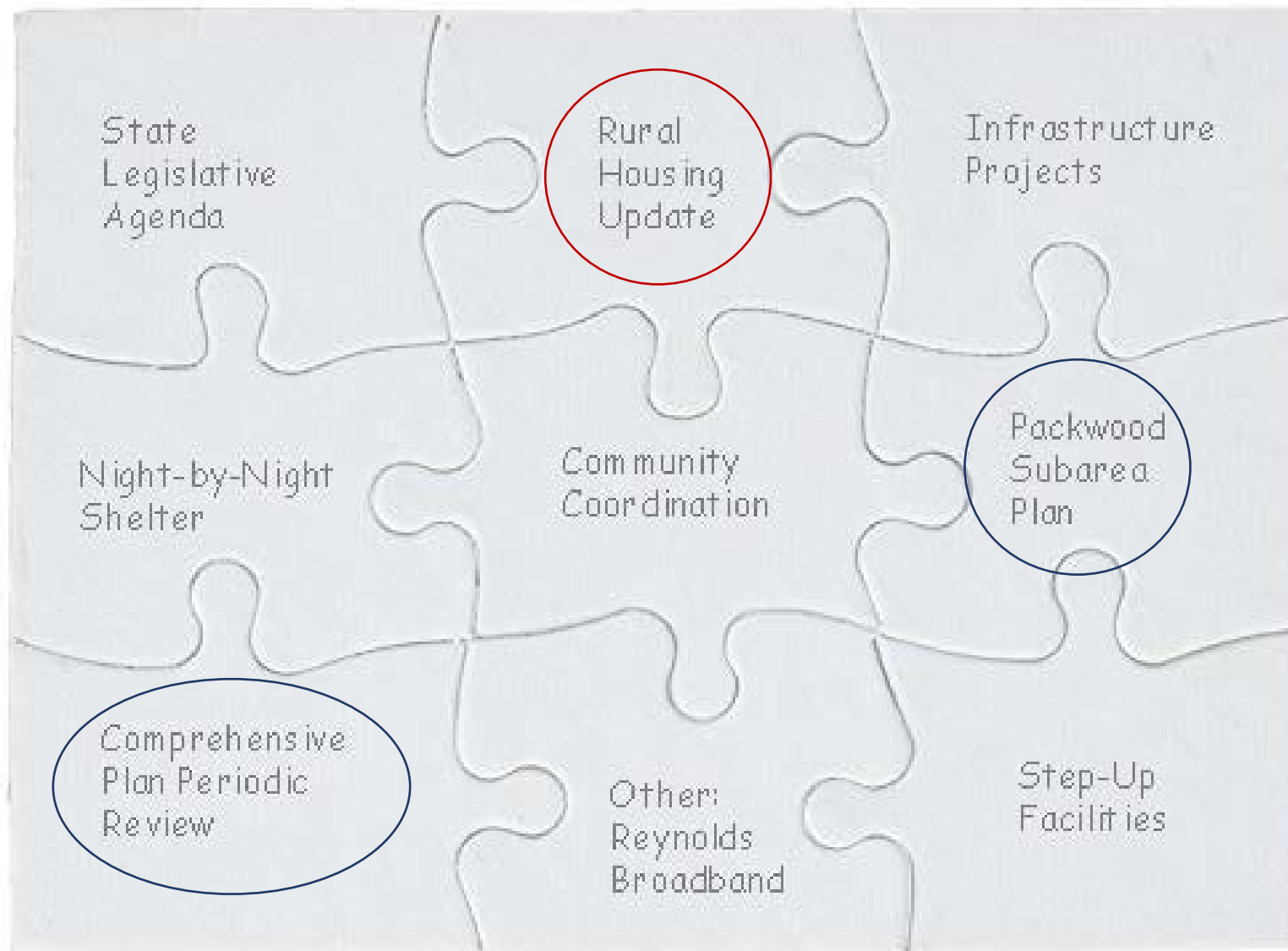
Action J: Rural Character Update

Action K: Comprehensive Plan Periodic Update

Action L: Packwood Sewer Project



Housing Initiative - Work Plan



RHA Goals

- 1. Provide flexibility for affordability (beyond large SFRs)**
- 2. Support people both living and working in rural areas**
- 3. Maintain rural character**



RHA Goals

Ordinance 1346

Exhibit A

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%

Unincorporated Pop. = 51%

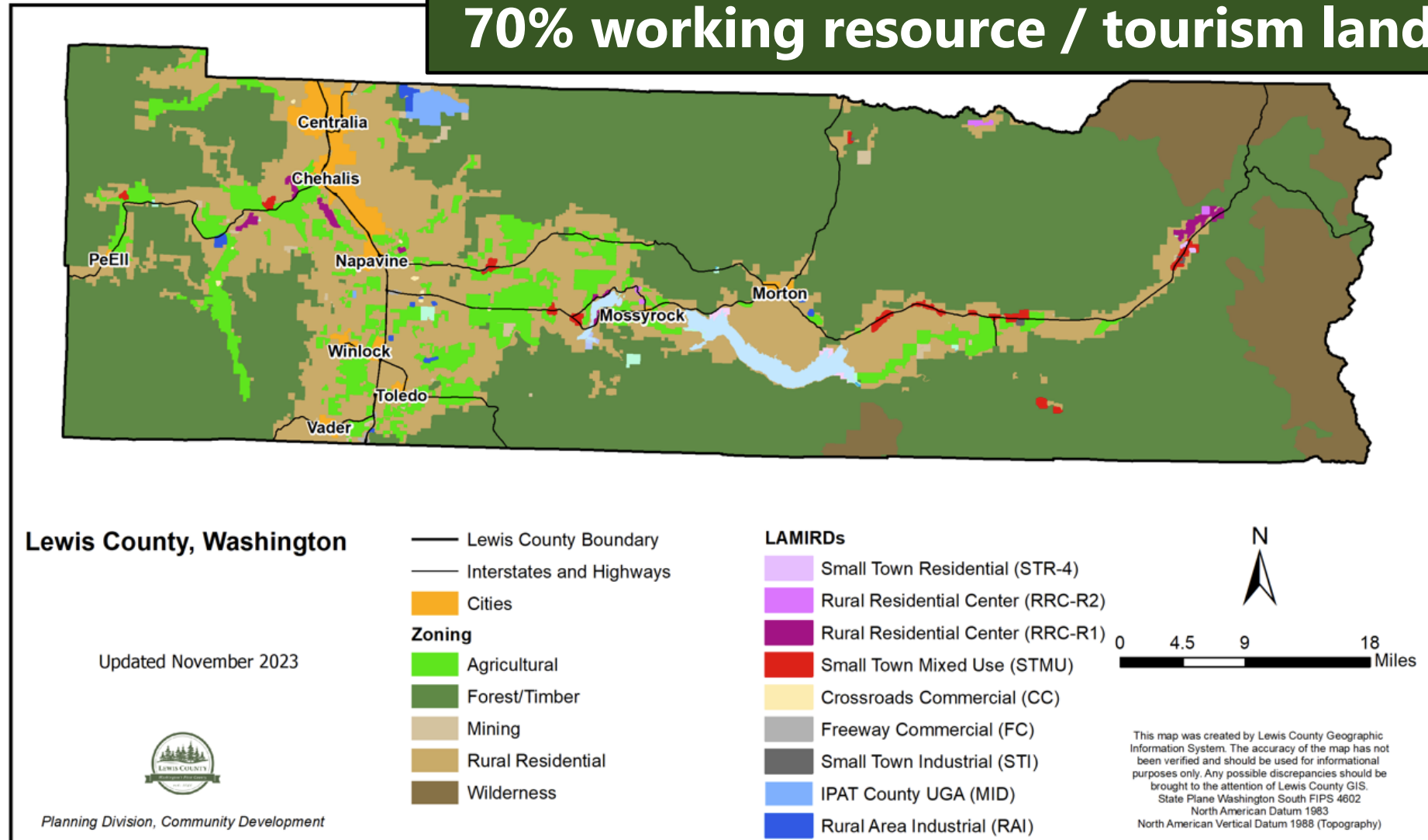
A huge portion of our population is rural.

("Unincorporated" here means outside of UGAs.)



RHA Goals

70% working resource / tourism land



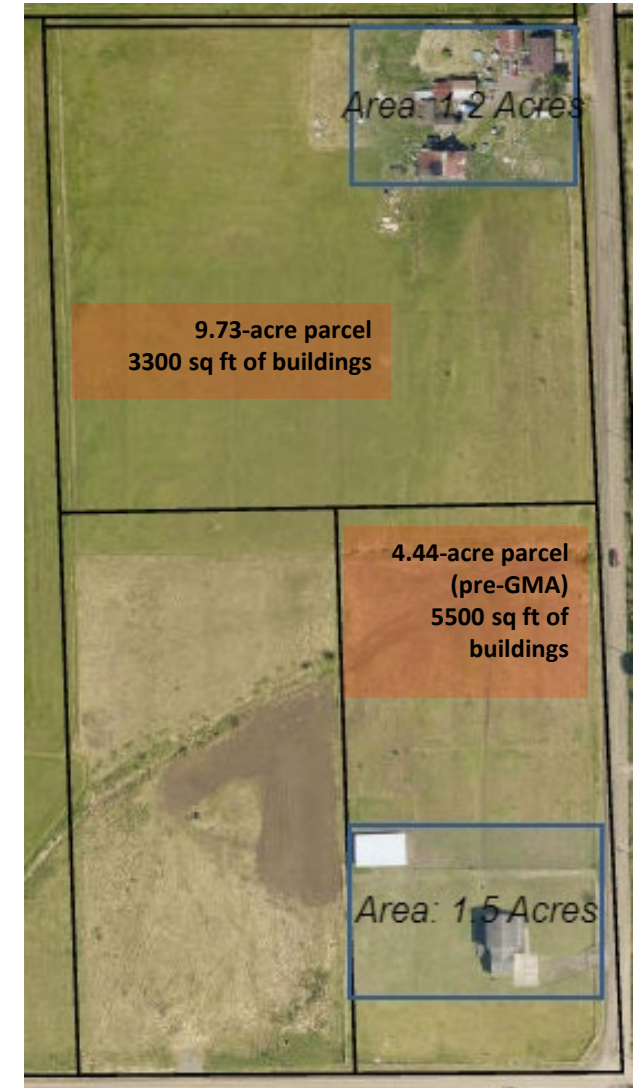
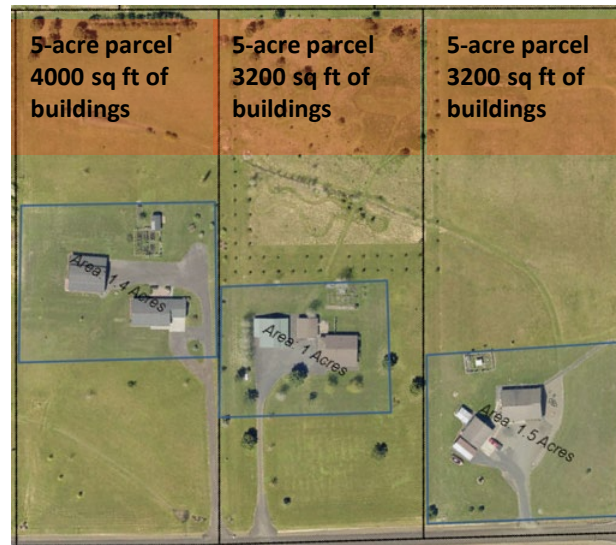
Presentation Agenda

1. Goals and origin of RHA proposal
2. What is “rural character” for Lewis County housing?
3. RHA proposal – Changes and New Info
4. Next Steps



Rural Character

5+ acre lots
Clustered
Well and septic
Rural services only

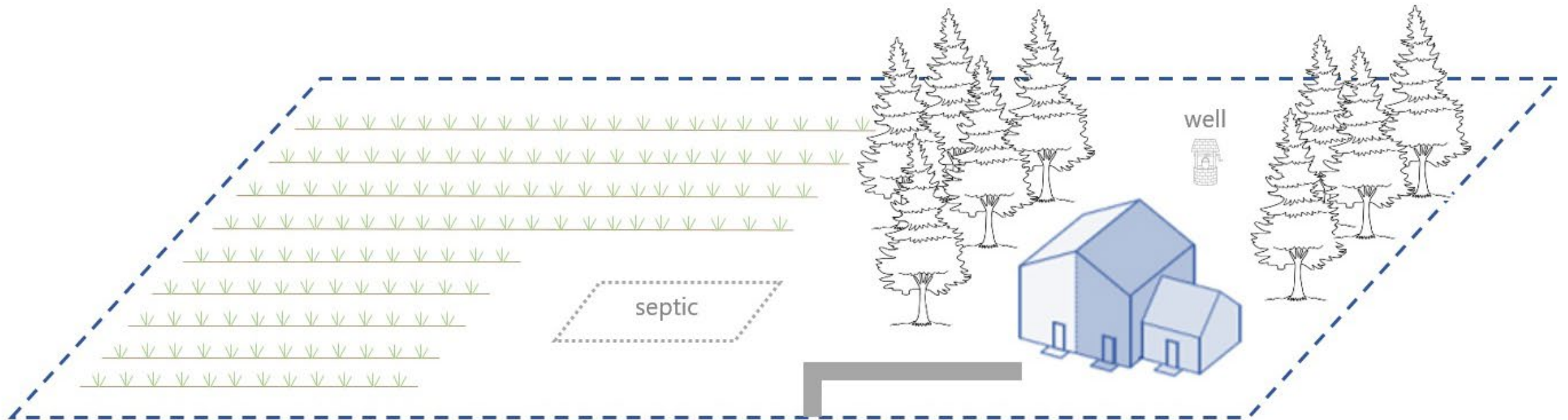


January 23, 2024

Lewis County Planning Commission - Workshop

11

Rural Character



Example only – Duplex with Attached ADU (3 units of housing)

- Clustering
- Interdependency (ADUs)
- Form/Impacts-based

Presentation Agenda

1. Goals and origin of RHA proposal
2. What is “rural character” for Lewis County housing?
3. **RHA proposal – Changes and New Info**
4. Impacts testing
5. Next Steps



RHA Proposal – Changes and New Info

- **Planning Commission's Influence**
 - Reviewed 2.5 acre lots vs smaller housing units
 - Convened ISG to determine plausibility
- **NEW Changes**
 - No more than 4 dwelling units per RHA development
 - No more than 5 RHA per Fire District per Year



Density

Rural Density (various places in rural Lewis County)



January 23, 2024

Lewis County Planning Commission - Workshop


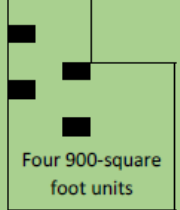
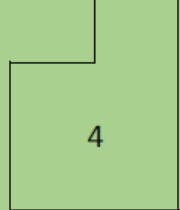

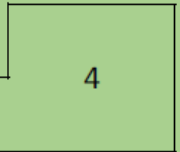
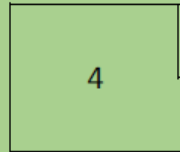


15

Density

Urban Density *(Chehalis)*



Density

Urban Density Buildout										RDD-5 RHA Buildout									
25 acres of quarter-acre lots. 1-3 units per lot allowed; assume 2 per lot.										Five 5-acre lots (25 acres). 4 units per lot allowed, 5 RHAs per fire district. Assume max all right next to each other!									
Total units: 200					8 units/acre					Total units: 20					< 1 unit/acre				
	2	2	2	2	2	2	2	2	2										
	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										



Density

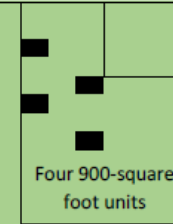


RDD-5 RHA Buildout

Five 5-acre lots (25 acres). 4 units per lot allowed, 5 RHAs per fire district. Assume max all right next to each other!

Total units: 20

< 1 unit/acre




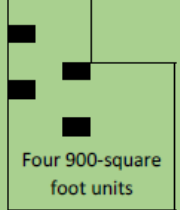
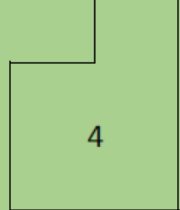

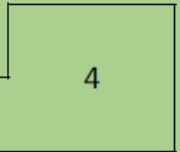
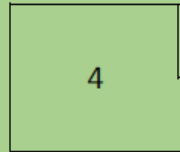


4

4

4

4

Density

Urban Density Buildout										RDD-5 RHA Buildout									
25 acres of quarter-acre lots. 1-3 units per lot allowed; assume 2 per lot.										Five 5-acre lots (25 acres). 4 units per lot allowed, 5 RHAs per fire district. Assume max all right next to each other!									
Total units: 200					8 units/acre					Total units: 20					< 1 unit/acre				
	2	2	2	2	2	2	2	2	2										
	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										
2	2	2	2	2	2	2	2	2	2										



Density

Urban Density



Rural Density

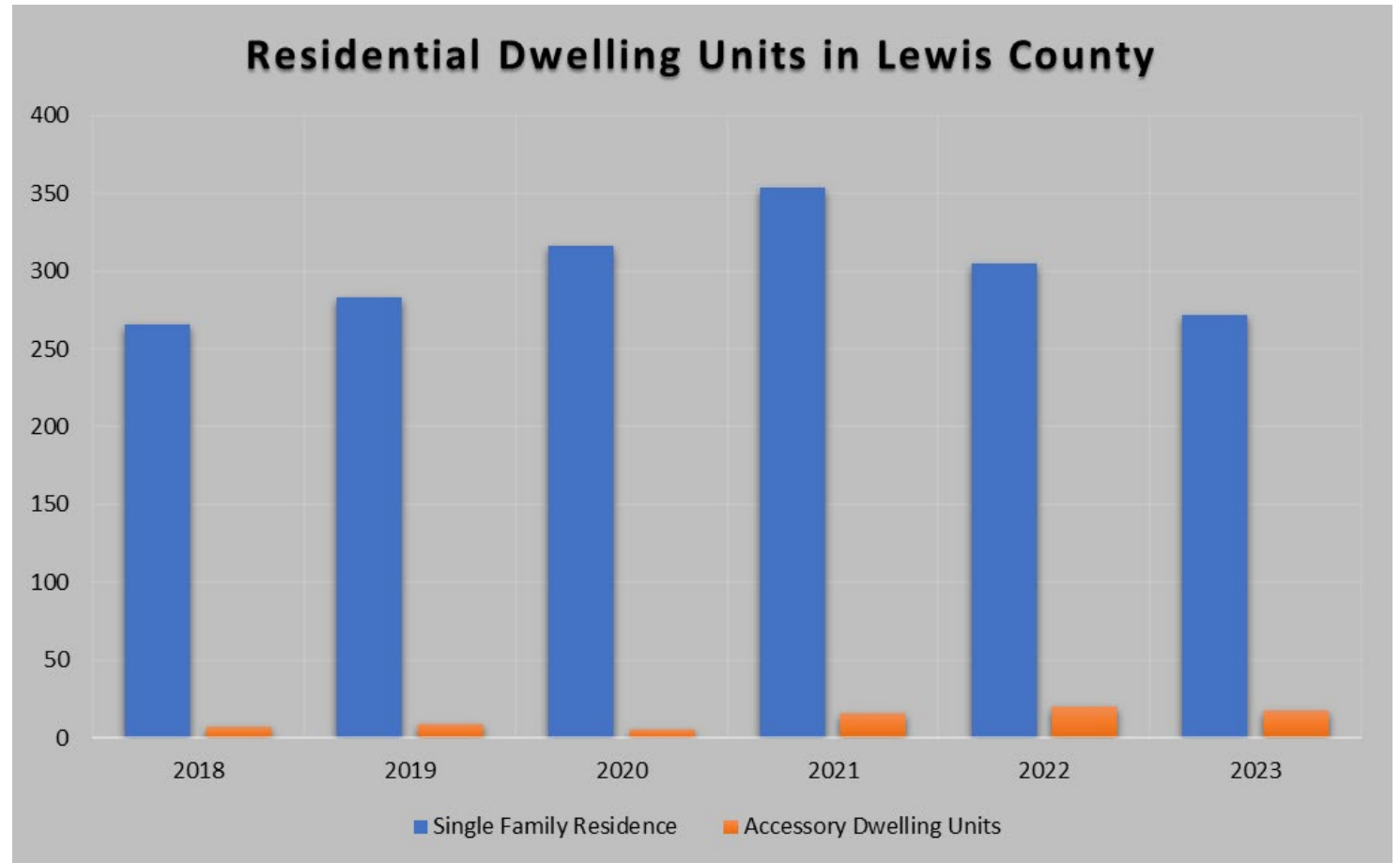


Testing – ADUs vs RHA

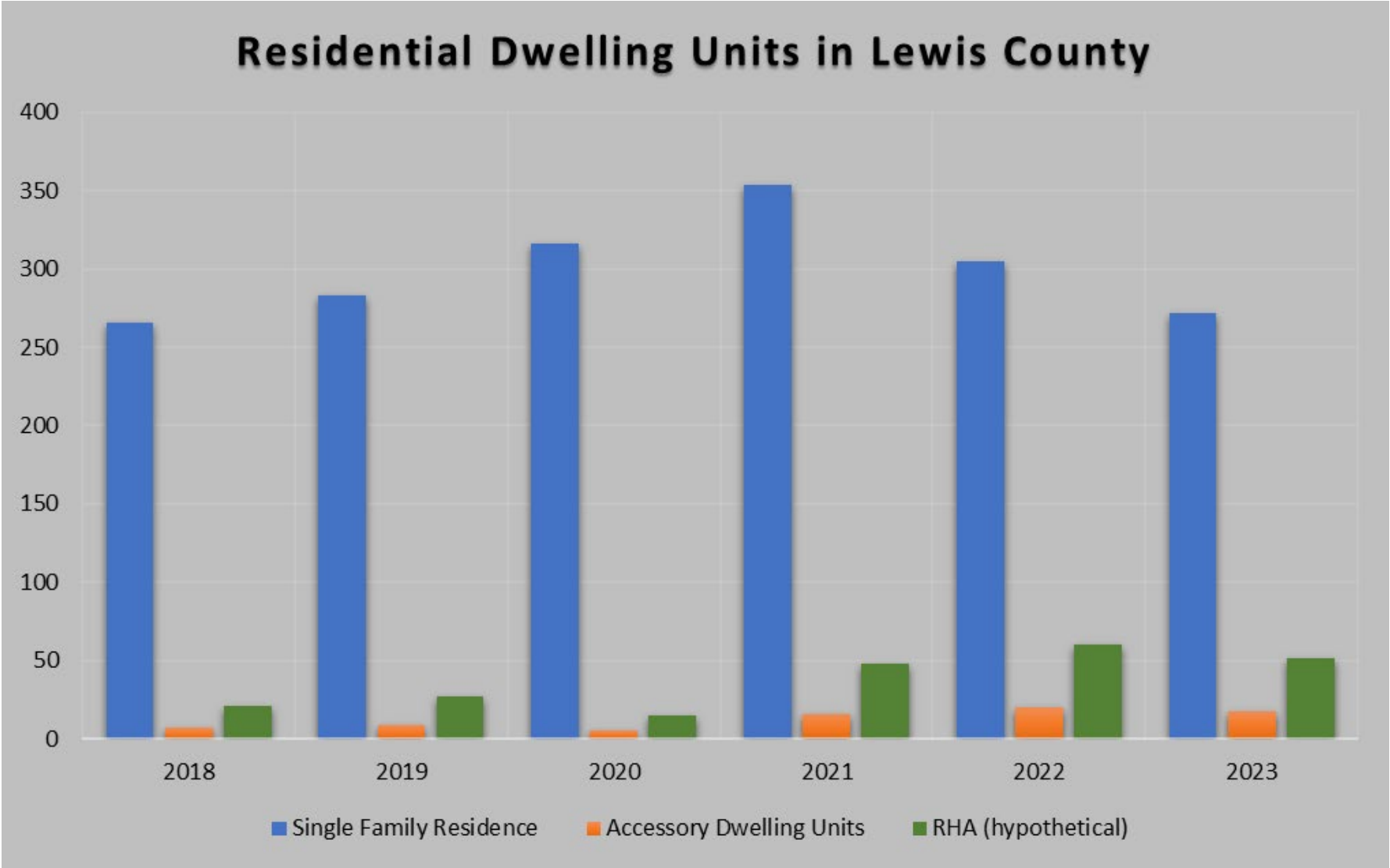
2017 – ADU Rules Changed

Pre 2017 – 6 ADU permits per year

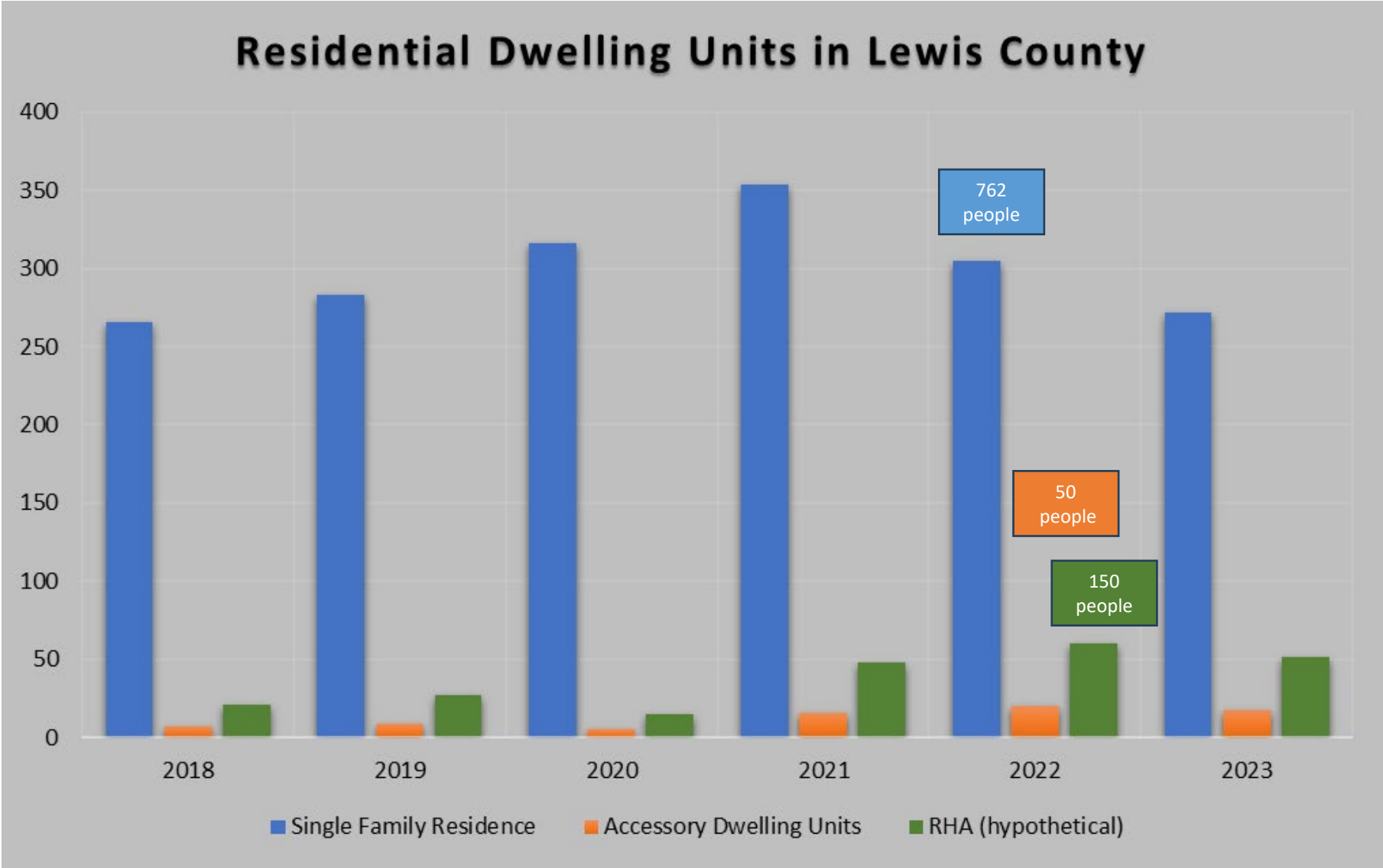
Post 2017 – 14.5 ADU permits per year



Testing – ADUs vs RHA



Testing – ADUs vs RHA



Takeaways

- This is rural pace of growth in Lewis County
- Single Family Residential growth in rural areas would add 5x the population anticipated from RHA (even optimistically)
- Fire districts and roads can handle 9 new people per district per year
- The RHA may allow a few more units on a large lot, but it is not "like the city" in terms of density or growth



RHA Proposal - Summarized

Draft Requirements:

- **Max of 5 RHAs per fire district per year**
- **5 acre or larger lots only**
- **Lots that can't be subdivided**
- **Max of 4 clustered units per RHA**
- **Residential square footage cap**
- **Reliance on on-site well/septic**
- **Shared access**
- **Occupancy limitations**
- **Increased setbacks**
- **Prohibition on short-term rentals**
- **Adequate public facilities review**



Guardrails

Existing Requirements that would apply:

- **Building, fire, and L&I code compliance**
- **Well and septic regulations**
- **Critical areas regulations → really affect local feasibility**
- **Cost and lending constraints**
- **Profit motive (risk vs. return)**



Presentation Agenda

1. Goals and origin of RHA proposal
2. What is “rural character” for Lewis County housing?
3. RHA proposal – What’s Changed
4. **Next Steps**



Next Steps

- Work with Stakeholders
- February 9, Final Draft Lewis County Code
- February 13, Notice of Hearing posted
 - Written testimony may be submitted
- February 27, Public Hearing
 - Oral testimony may be provided
- February 27, Recommendation
 - Approve
 - Approve with amendments
 - Deny
- March 12, Transmittal Letter





**This Slide Intentionally
Left Blank**