



## Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

# Rural Housing Alternative

Lewis County Planning Commission

Public Hearing

February 27, 2024



# Process Steps

## Planning Commission Workshops

- September 9, 2022 – Introduction to Rural Housing Alternative (RHA)
- January 24, 2023 – Existing Conditions and Draft RHA Proposal
- April 11, 2023 – Rural Character, Lot Size and Affordability
- July 25, 2023 – Industry Stakeholder Group Progress Report 1
- August 22, 2023 – (memo only) Industry Stakeholder Group Progress Report 2
- October 10, 2023 – Industry Stakeholder Group Final Results
- December 12, 2023 – Draft Development Regulations
- January 23, 2024 – Draft Development Regulations (Updated)

All workshops are open to the public. Materials are available on Community Development webpage

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



# Presentation Agenda

- 1. Goals RHA proposal**
- 2. History**
- 3. Why RHA**
- 4. Rural Character**
- 5. RHA proposal**



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# RHA Goals

- 1. Provide flexibility for affordability (beyond large SFRs)**
- 2. Foster opportunities to both live and work in rural areas**
- 3. Maintain rural character**



# Presentation Agenda

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# History

**2020** – Strategic Plan aims to increase housing availability and affordability

**2021** – Housing Study and Housing Summit

**2022** – Housing Initiative and Work Plan

**“Action Item H: Multi-Family Housing Proof of Concept**

**Create one or more rural multi-family housing concepts that are vetted to generally meet county and state codes and rules.”**

**2024** – Rural Housing Alternative Proposal



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# Why RHA?

## Median Sale Price (All Homes) – Select LC Zip Codes

ZIP Code	Character	March-May 2013	March-May 2023	Percent Increase
Centralia - 98531	Most Urban	\$127,000	\$358,333	182%
Mossyrock - 98564	Urban	\$144,000	\$565,667	293%
Curtis - 98538	Rural	\$129,333	\$533,333	312%
Packwood - 98361	Most Rural	\$112,000	\$481,667	331%

**~69% of Lewis County's unincorporated population could not afford a median-price home at today's rates.**

**\*\*That's 30,000 people.\*\***





# Why RHA?

Ordinance 1346  
Exhibit A

**Table 1: Lewis County 2045 Population Allocations**

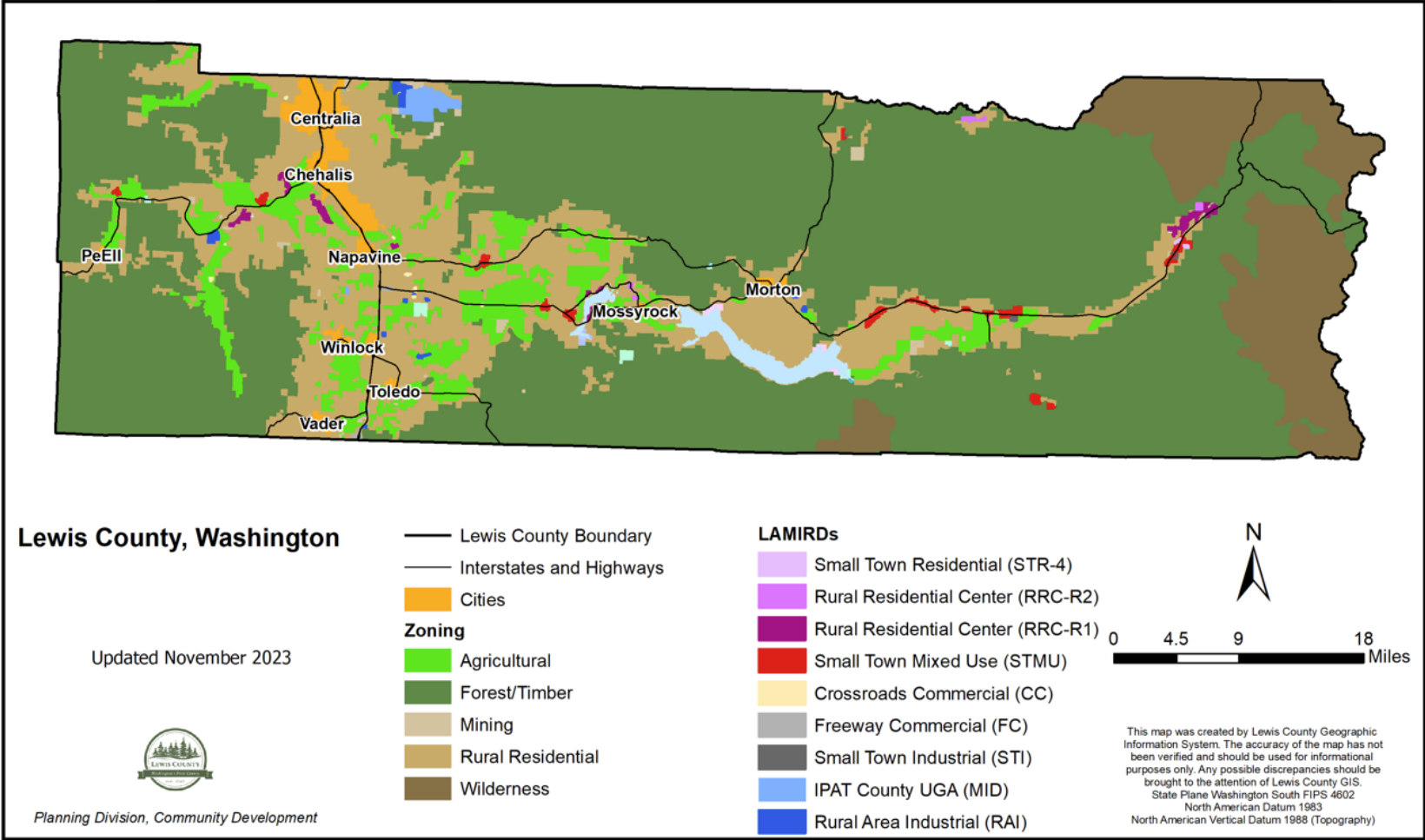
City	2022 Total Population	2045 Population Allocation	20-Year Population Increase	20-Year Growth Rate
Centralia	22,376	24,000	1,624	7.26%
Chehalis	9,845	23,000	13,155	133.62%
Morton	1,302	1,351	49	3.75%
Mossyrock	906	1,058	152	16.78%
Napavine	1,969	2,978	1,009	51.24%
Pe Ell	658	680	22	3.30%
Toledo	747	2,537	1,790	239.63%
Vader	899	1,110	211	23.47%
Winlock	2,115	4,756	2,641	124.87%
<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>

**Unincorporated Pop. = 51%**



# Why RHA?

70% working resource / tourism land



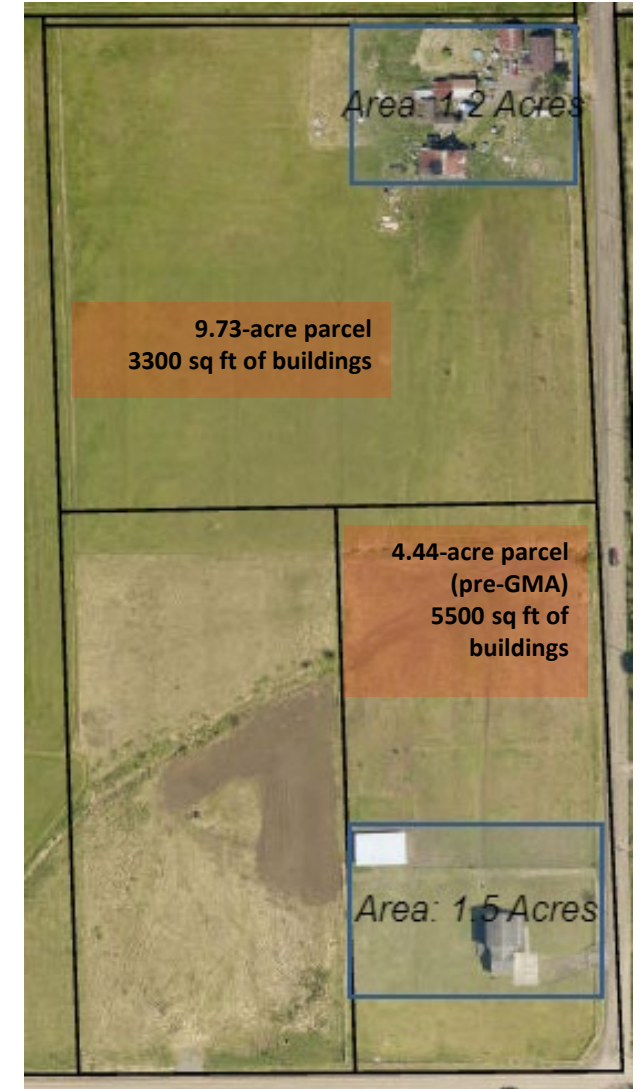
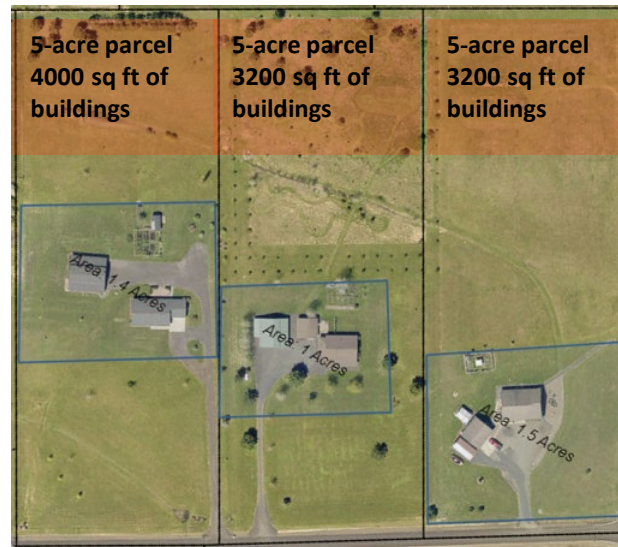
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# Rural Character

**5+ acre lots  
Clustered  
Well and septic  
Rural services only**



# Rural Character

## Urban Density





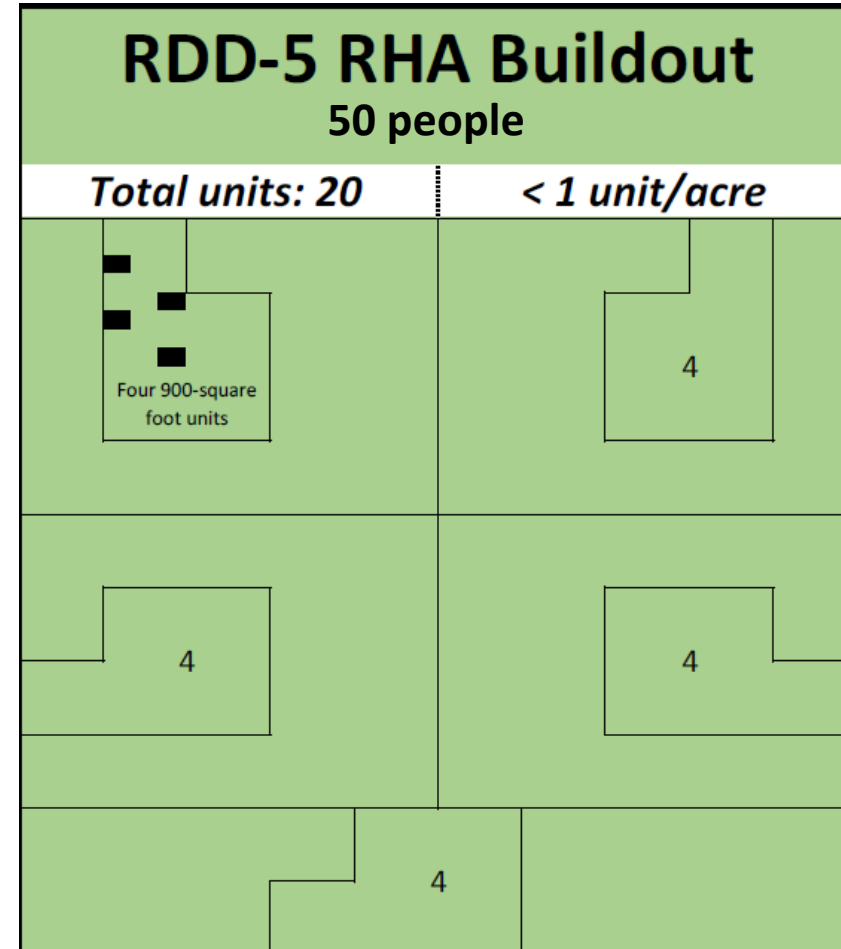
# Rural Density



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# Rural Character

Urban Density Buildout									
500 people									
Total units: 200					8 units/acre				
 3267 sq ft	2	2	2	2	2	2	2	2	2
 3267 sq ft, 2-story	2	2	2	2	2	2	2	2	2
2	2	2	2	2	2	2	2	2	2
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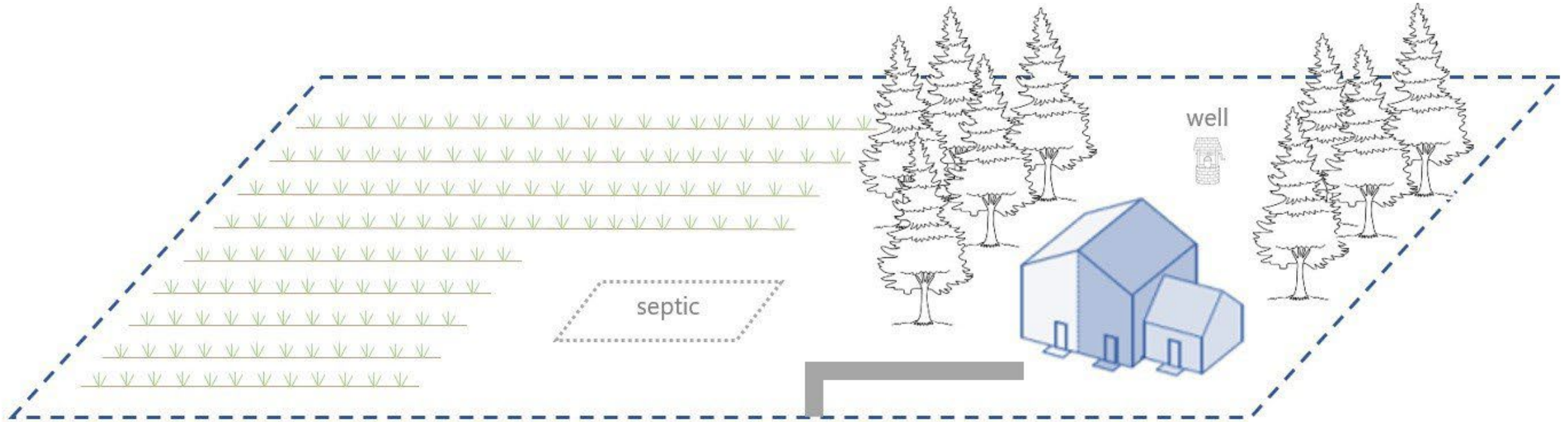


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# RHA Proposal







# RHA Proposal

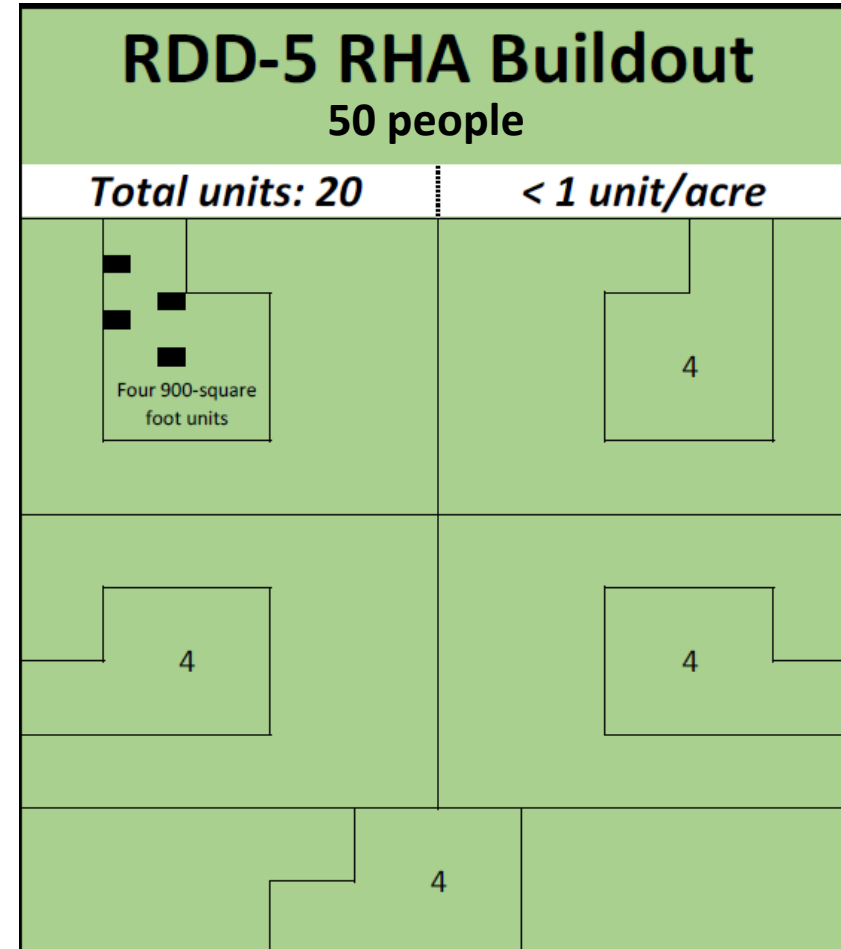
## Constraints:

- Lots must be 5 acres or larger in size
- Allow up to 4 housing units within a **1.25-acre cluster**
- Residential square footage <**3,600 sq ft**
- Rural water and wastewater services only
- Share one primary driveway
- *New* - 10 feet separation between dwellings (if detached)
- Units cannot subdivide the lot
- One RHA per lot, max
- Five RHA developments per year per fire district
- All the normal building, public works, critical areas, adequate facilities, and other code requirements



# Rural Character

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# Things to Remember

- **This is an innovation.**
  - The GMA encourages rural land-use innovations.
  - Anything new and different is hard.
  - Anything new and different is scary.
- **Staff have done our homework.**
  - Grounded in local data about local rural character.
  - Tailored to that character, the housing need in our community, and GMA requirements.
- **Staff have been intentionally conservative.**
  - The innovation itself is enough envelope-pushing. Significant constraints are added to demonstrate how this is GMA-compliant.





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