



Lewis County 2045

Shaping the Future of Lewis County

Comprehensive Plan Periodic Update

Housing Needs Assessment

DRAFT

May 2024

Table of Contents

Executive Summary.....	3
Planning Context.....	6
Methodology.....	7
Community Profile	8
Workforce Profile.....	9
Housing Inventory.....	13
Housing Gap Analysis	18
Findings from Housing Data Review	19
Land Capacity Analysis and Housing Needs.....	19
Findings from Land Capacity and Housing Needs.....	22

Executive Summary

This executive summary presents findings from a comprehensive assessment of current demographic data in Lewis County aimed at understanding the community's housing needs. The analysis indicates several key challenges and opportunities for addressing housing affordability and suitability within the county.

Households are Cost-Burdened:

Approximately 27% of households in Lewis County are identified as cost-burdened, meaning they allocate more than 30% of their income towards housing expenses. Notably, 82% of these cost-burdened households fall within the 0-80% area median income range. This suggests a significant portion of the population faces challenges in affording homeownership, highlighting the pressing need for affordable housing solutions. See a further analysis of affordability by housing type and income level on page 21.

Mismatch Between Housing Stock and Population:

The assessment reveals a significant mismatch between the existing housing stock and the demographic composition of the population. Currently, 80% of the housing units in Lewis County are single-family detached homes, while 50% of these units are three-bedroom properties. However, 58% of households consist of only 1-2 persons. This incongruence indicates that a substantial portion of the housing inventory may not be suitable or affordable for much of the population, particularly considering the significant commute distances for many workers. See further data in household inventory on page 13.

Lack of Multi-Unit Construction:

Historical analysis of building permit data underscores a lack of diversity in housing construction within Lewis County, with the majority of developments comprising single-family detached dwellings. However, population projections suggest a growing demand for smaller units, including studios, one-bedroom, and two-bedroom apartments, particularly within middle or multi-family developments. The absence of such options constrains housing affordability and fails to align with the evolving needs of the community. See further details about affordability by housing type on page 20.

Terminology and Acronyms

The following definitions were pulled from the Department of Commerce housing resources:

Affordable Housing	The United States Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30 percent of its income on housing costs.
American Community Survey (ACS)	This is an ongoing nationwide survey conducted by the U.S. Census Bureau. It designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households. ACS data is commonly used for the Community Profile section of a housing needs assessment.
Area Median Income (AMI)	This is a term that commonly refers to the area-wide median family income (MFI) calculation provided by the Department of Housing and Urban Development (HUD) for a county or metropolitan region.
Cost Burden	When a household pays more than 30 percent of their gross income on housing, including utilities, they are “cost-burdened.” When a household pays more than 50 percent of their gross income on housing, including utilities, they are “severely cost-burdened.” Or “extremely cost-burdened”.
Household	A household is a group of people living within the same housing unit. ² The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.
U.S. Department of Housing and Urban Development (HUD)	HUD administers federal housing and urban development laws. It collects, analyzes, and distributes housing data beyond what is collected through the U.S. Census Bureau. Data produced by HUD is heavily used in the analysis in this report.
Household Income	The census defines household income as the sum of the income of all people 15 years and older living together in a household.
Income-Restricted Housing	This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at a below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned.
Low-Income	Families that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income,

	very low-income, or extremely low-income relative to area median family incomes (MFI), with consideration for family size.
North American Industry Classification System (NAICS)	The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy (Census.gov).
Median Family Income (MFI)	The median income of all family households in the metropolitan region or county. Analyses of housing affordability typically group all households by income level relative to area median family income. Median income of non-family households is typically lower than for family households. In this report, both MFI and AMI refer to the U.S. Department of Housing and Urban Development Area Median Family Income (HAMFI).

Planning Context

Growth Management Act (GMA) Requirements

The GMA dictates generally the purpose, process, and outcomes of the housing needs assessment (HNA), also called the housing needs analysis under [RCW 36.70A.070](#), and further discussed in [WAC 365-196-410](#). The housing need assessment is used to help determine recommended policies in the housing and land use elements of the comprehensive plan. The County's ability to meet their growth targets, which is identified in the Land Capacity Analysis (LCA), is used to estimate the type and density of future housing types that can be provided to meet the population projection if it is determined the County is lacking sufficient available land with appropriate zoning. As of the adoption of new [housing legislation in 2024](#), it is necessary to look at the types of housing that can be provided to accommodate residents' needs at a range of income categories. Providing a variety of housing types accessible to residents of all income levels can assist the community in improving overall affordability.

The purpose of the housing needs assessment is to provide:

- 1) an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- 2) goals, policies, objectives and mandatory provisions for the preservation, improvement, and development of housing, including single family residences;
- 3) identification of sufficient land for housing including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities; and
- 4) adequate provisions for existing and projected needs for all segments of the community.

RCW 36.70A.070(2), RCW 36.70A.210, Commerce Guidance for Developing a Housing Needs Assessment

Consistency with Countywide Planning Policies

A policy gap analysis, performed at the beginning of the comprehensive plan periodic update, reviewed the County's current countywide policies to ensure consistency with the comprehensive plan and identify needs to align policies. Countywide planning policies will continue to be reviewed as the County works through proposed revisions to policies for the comprehensive plan periodic update as required by [WAC 365-196-410](#).

Population and Projected Population

Based on the requirements in [WAC 365-196-410](#) the housing needs assessment, the County must analyze housing data based on the most recent 20-year population allocation. Populations allocations were adopted by Lewis County in 2023 through Ordinance 1346. See the adopted document for detailed methodology.

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%

Table 1. Lewis County Adopted Population and Housing Projections, Ordinance 1346, December 2023

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

Table 2. Lewis County Adopted Population and Housing Projections, Ordinance 1346, December 2023

Housing allocations by income bracket were adopted by Lewis County via [Ordinance 1346](#). See adoption document for detailed methodology.

Methodology

This housing needs assessment assembles the most current demographic data available from the American Community Survey, Department of Housing and Urban Development, and the State of Washington and other sources as cited. All relevant data has been included in the appendix of this document. Where assumptions have been made due to lack of data, assumptions are cited

throughout the document. Data highlighted in tables and graphics is meant to illustrate the unique characteristics of the community that may contribute to understanding housing needs which will build feasible policies and actions in the comprehensive plan.

Community Profile

The community profile is important in understanding the historic, current, and projected make up of residents that collectively build the community's identity. By understanding who residents are, the jurisdiction can better predict their future housing needs and implement policies and plans to provide housing for future generations.

Since 2016, Lewis County saw a large increase in populations between 60-79 years old. Households with one or more person 60 years or old account for 54% of the population (ACS Table S1101). For these populations, it is likely they own their home and aging in place can improve quality of life, if the home can be modified for special housing needs. Transportation options become more important for these populations to continue to access community amenities.

Family households (households with children under 18) have decreased very slightly compared to 2016 data. Currently in 2021, 6,215 households have children under 18, which is 19% of the total households in Lewis County.

In the Packwood LAMIRD and Onalaska UGA, census data is more limited than in established cities or urban areas. The trends for Lewis County appear like that of the County as a whole, including incorporated cities. 62% of households in Packwood have one or more person over 60 years old.

Community Profile - Quick Facts	
Total Population	83,446
Projected Population Growth	21,505
Median Household Income	69,067

Table 3. U.S. Census Bureau ACS Table S1901 2022

AGE COMPARED TO 2016

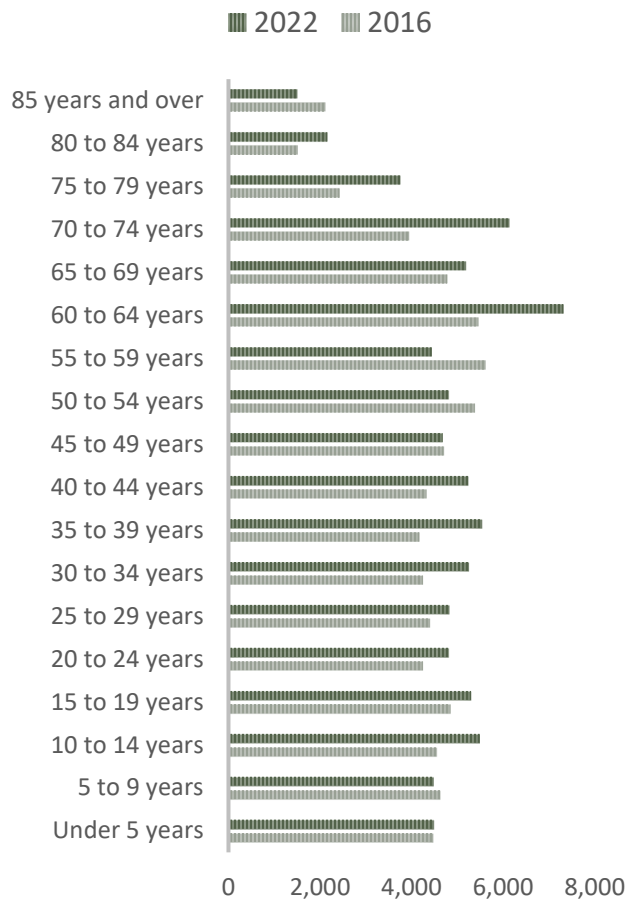


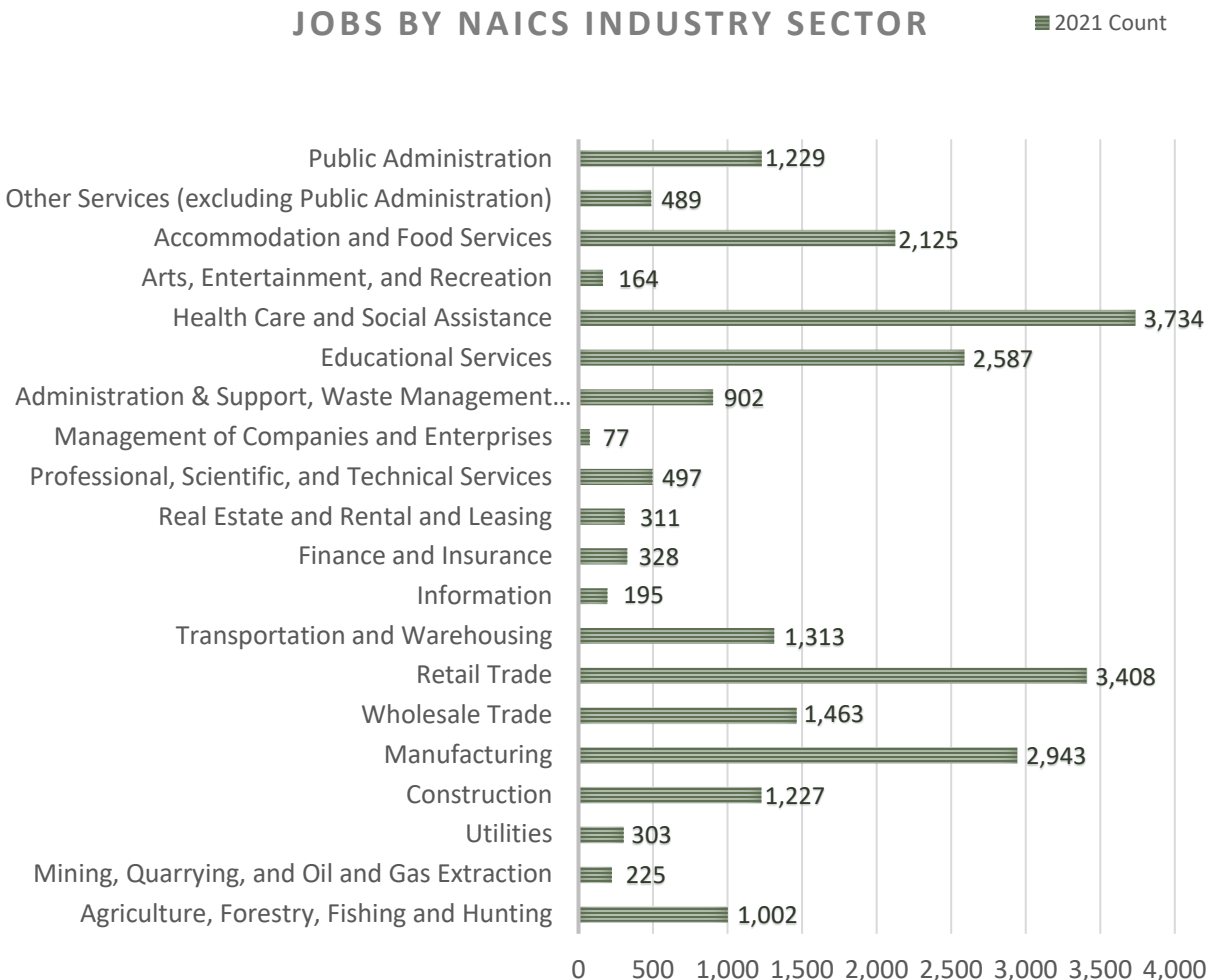
Figure 1 Age Compared to 2016 for Lewis County ACS Table S1101

Workforce Profile

There are several demographic factors related to the workforce that can further help identify future housing needs of the community and barriers to housing affordability. The jurisdiction must analyze data related to the community’s employment centers, industries, and nature of work that may also help the jurisdiction predict future housing needs.

Workforce Profile – Quick Facts	
Total Jobs	24,522
Male	12,505
Female	11,784
Jobs by Earnings Per Month	
\$1,250 or less	4,429
\$1,250 to \$3,333	7,670
\$3,330 or more	12,423
Jobs by Age	
29 or younger	5,731
30 to 54	12,526
55 or older	6,265

Table 4. U.S. Census Bureau On The Map, 2021



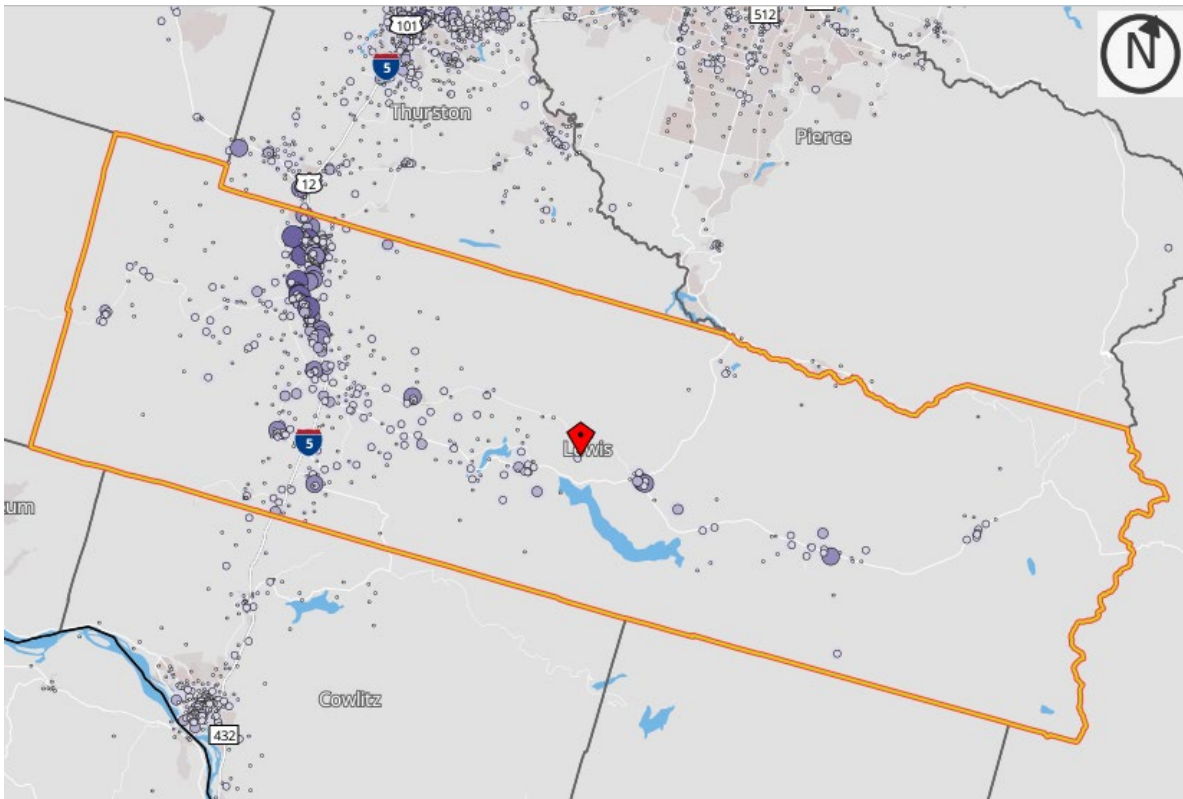
Jobs by NAICS Industry Sector, U.S. Census Bureau On the Map, 2021 The NAICS industry sector is the North American Industry Classification System use by the U.S. Census Bureau and is a standard in classifying business establishments.

The largest job industries in Lewis County are health care and social assistance, retail trade, manufacturing, and educational services. General jobs that fall under these categories are nurses and physicians, tourism, merchandise dealers of furniture, motor vehicles, and apparel, factory workers, and teachers. These account for 52% of the jobs in Lewis County.

Table 5. Examples of Incomes for Major NAICS Sectors in Lewis County		
NAICS Sector	Average Salary	Monthly Income
Health Care and Social Assistance	\$ 60,077	\$5,006
Retail Trade	\$ 36,690	\$3,057
Manufacturing	\$ 41,400	\$3,450
Educational Services	\$110,000 - \$40,000	Varies

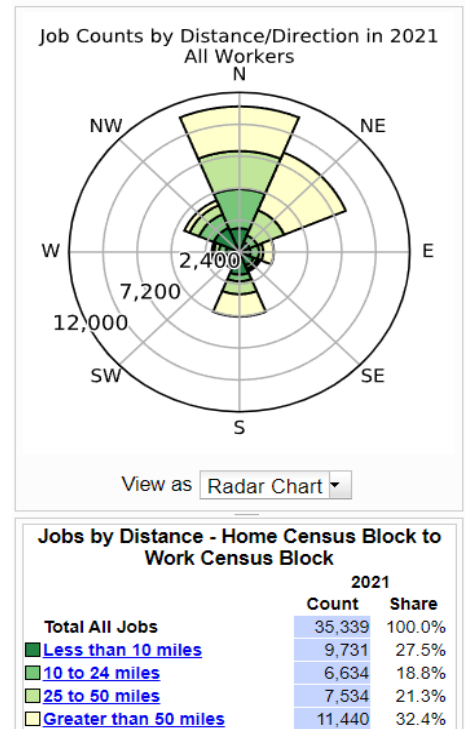
Table 5. U.S. Bureau of Labor Statistics 2023, U.S. Census Bureau American Community Survey, 2021 National Estimates

Workers Living in Lewis County



Home Location of People Who Work in Lewis County, U.S. Census Bureau On The Map, 2021

32% of the total workers in Lewis County have home locations greater than 50 miles from their workplace. With most residents traveling north to larger employment centers in the Thurston, Pierce, and King County. This transportation pattern can impact the residents' overall costs which can lower the ability to pay for housing without going over 30% of their monthly income. These patterns can result in an increase in cost burdened households and can increase housing affordability issues over time. Large densities of residents that work outside of Lewis County can be seen around Centralia and Chehalis urban growth areas. If housing prices for both renters and owners continue to increase most residents will move even further away and choose to spend more on transportation costs.

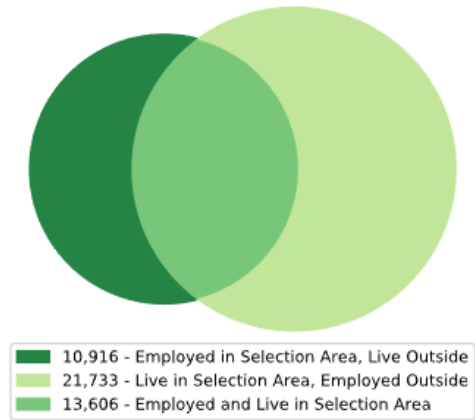


Inflow and Outflow Analysis in Lewis County

The inflow and outflow analysis can provide insight on whether the jobs provided in Lewis County are meeting the needs of residents in Lewis County. In Year, 10,916 people employed in Lewis County live outside of the county and need to travel in for work, while 21,733 people who live in Lewis County are employed somewhere else and leave the county to work. Only 13,606 people employed in Lewis County also work within Lewis County. This trend is common around large metropolitan areas where the urban centers provide higher paying jobs, and the outer suburban areas or adjacent counties provide more affordable housing. But similar to the statistics measured above, populations that travel long distances to work are less stable in their housing situation because of time and money needed to work farther away. Meanwhile, employees that are traveling to work in Lewis County could be an opportunity to provide new housing options suited for these groups and continue to build stable housing communities where residents and can live and work. These numbers number may increase over time as the County plans how to provide housing at a variety of income levels. Working in or near the same place that you live provides greater opportunities for residents by reducing transportation costs, improving social life, and providing more time in

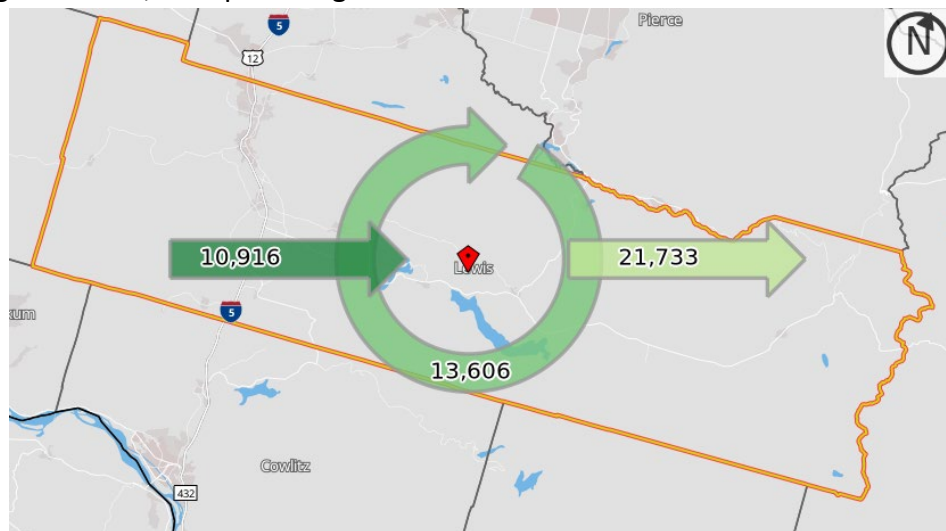
their daily lives.

Inflow/Outflow Job Counts in 2021
All Workers



Inflow/Outflow Job Counts (All Jobs)

	2021	
	Count	Share
Employed in the Selection Area	24,522	100.0%
Employed in the Selection Area but Living Outside	10,916	44.5%
Employed and Living in the Selection Area	13,606	55.5%
Living in the Selection Area	35,339	100.0%
Living in the Selection Area but Employed Outside	21,733	61.5%
Living and Employed in the Selection Area	13,606	38.5%



U.S. Census Bureau On The Map online Web Application, 2021

Housing Inventory

Over 70% of the current housing stock in Lewis County is single-family. The average unit size by bedrooms is three rooms. However, almost 60% of households are 1 to 2 persons per household which indicates that current housing stock is not proportionate to the needs of the current population. Based on the current total occupied housing units in Lewis County and the average household size Lewis County, existing housing stock is currently providing an estimated 83,446 people with housing.

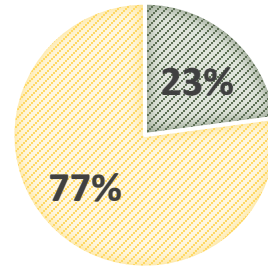
Housing Characteristics – Quick Facts

Total Housing Units	36,370
Occupied Housing Units	32,149
Average Household Size	2.63
Vacant Units	4,221
Homeowner Vacancy Rate	2.9
Rental Vacancy Rate	10.9

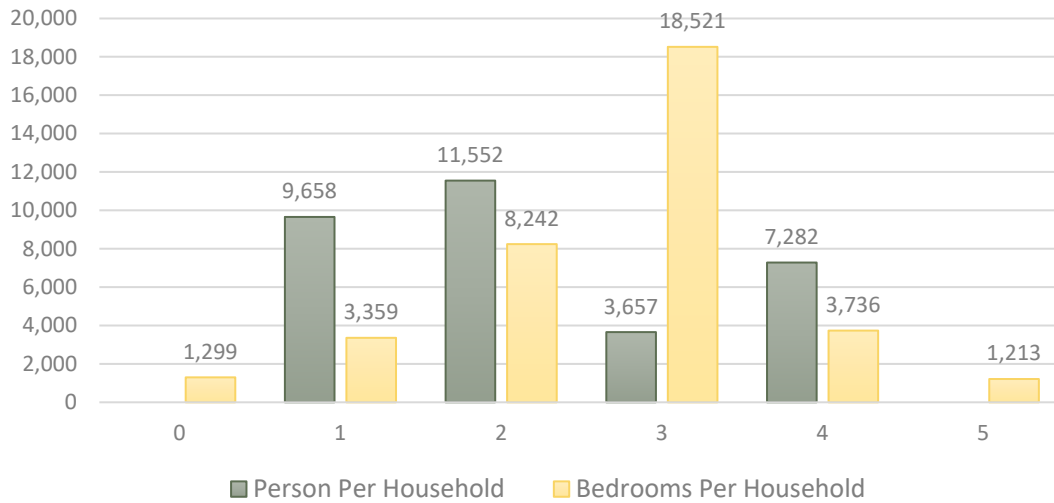
ACS 2022 Table DP04 and Table S2501

HOUSEHOLDS BY TENURE

■ Renter ■ Owner

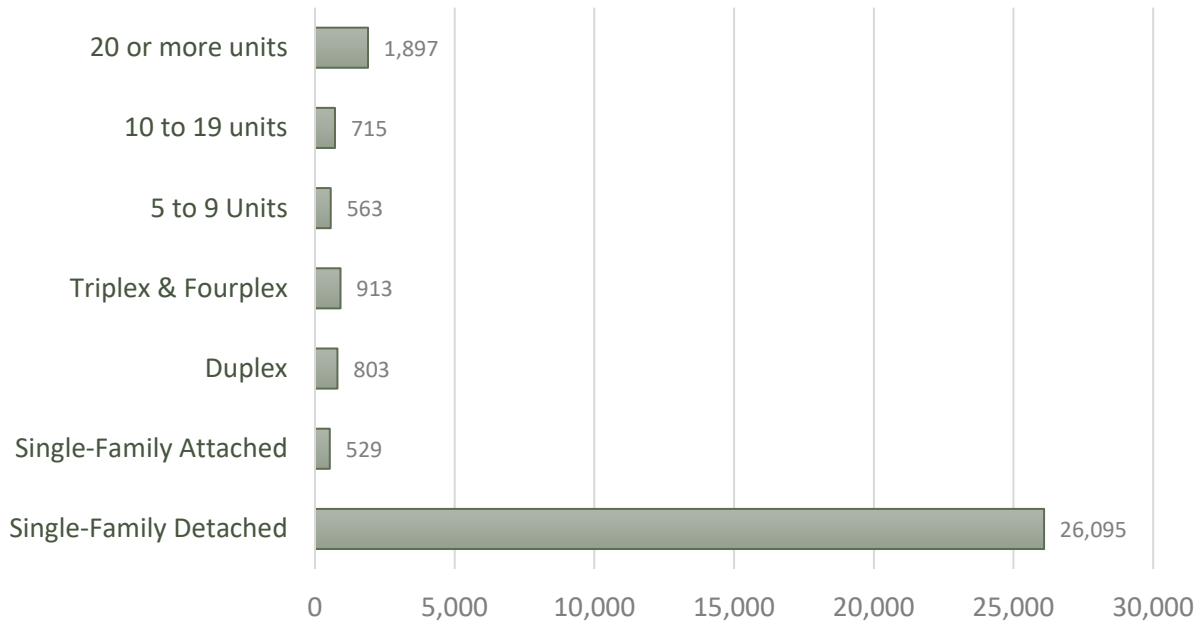


UNITS BY PERSONS PER HOUSEHOLD AND BEDROOMS PER HOUSEHOLD



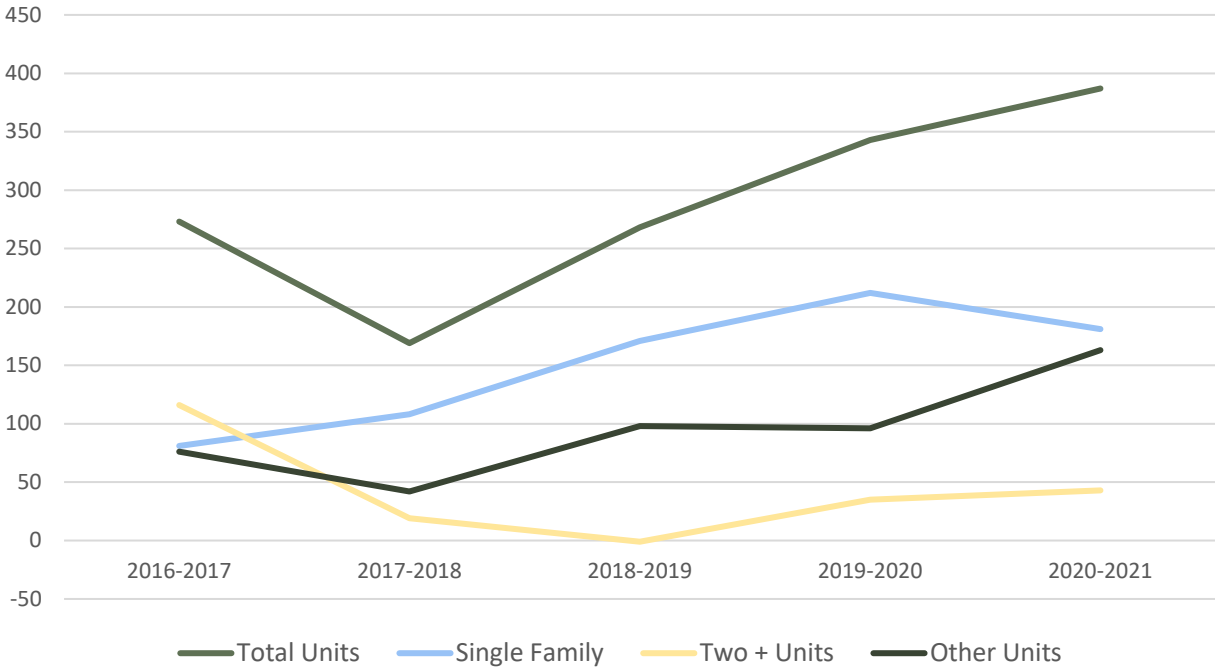
U.S. Census Bureau American Community Survey 2022 Table DP04 and Table S2501

Housing Units by Type



U.S. Census Bureau American Community Survey 2022 Table DP04

Lewis County Historic Residential Permit Completions



Housing Affordability



\$369,300

Median Single-Family Home Price 2023



\$290,000

Median Condominium Price



\$2424.00

Estimated Monthly Mortgage



\$1273.50

Average Rent 2023-2024

Washington Center for Real Estate Research 2024, Fannie Mae Mortgage Calculator Assumes 20% down payment and 30-year mortgage at 6% interest rate. Zillow Observed Rental Index 2024.

Table 6. Lewis County Housing Affordability Index

	Q2 2023	Q3 2023	Q4 2023
<i>Median Buyer</i>	73	71	71
<i>First Time Buyers</i>	52	51	51
<i>Median Renter</i>	175	184	179
<i>Transitional Renter</i>	119	119	125

Table 6. Washington Center for Real Estate Research Housing Affordability Index, 2024 A transitional renter is a household temporarily staying somewhere before moving to permanent housing..

Compared to the 2021 Lewis County Housing Situation Assessment, the affordability index for median home buyers decreased from 92 to 71 in Q4 2023. The affordability index measures the ability of a middle-income family to make mortgage payments on a median price resale home. Based on the median income and median home prices in Lewis County, buying a home is currently extremely unaffordable. Meanwhile, median renters and transitional renters in Lewis County are finding affordable housing. However, since more populations will need to rely on renting in the community, increasing rental options will be important in retaining existing residents as Lewis County’s population grows.

Data Notes from the Washington Center for Real Estate Research Affordability Index:

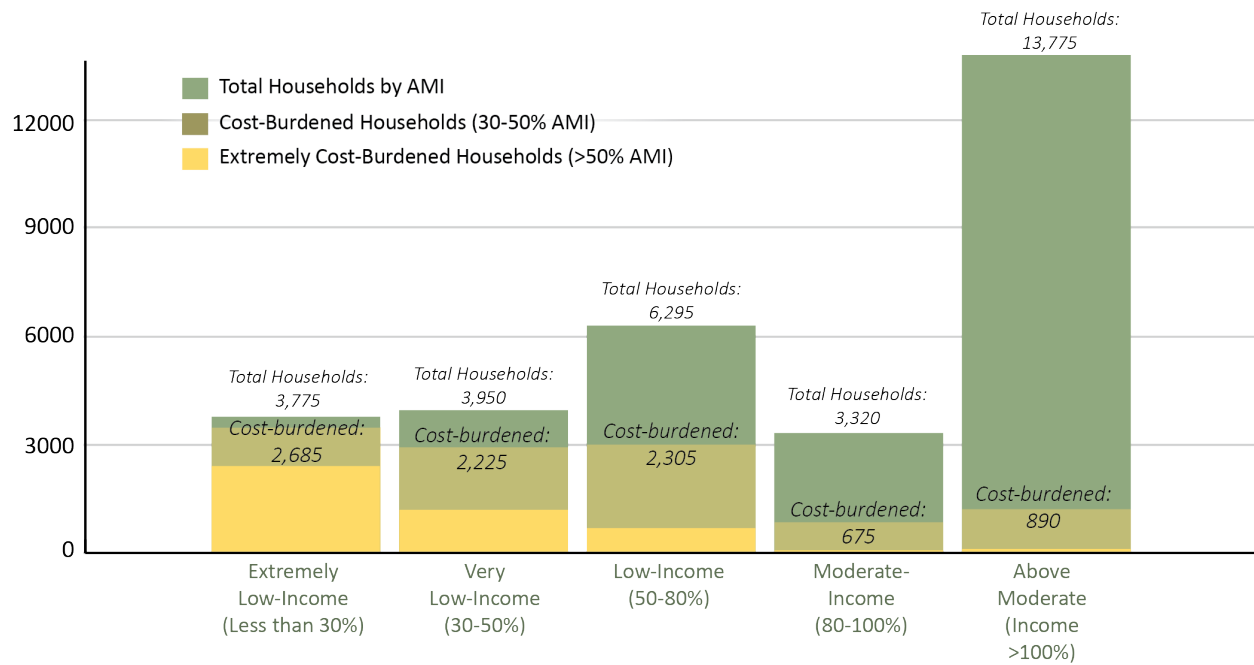
Median Income Buyer Index: A value of 100 means that a household with the county's median income has exactly enough income to qualify for a mortgage on a home priced at the median for that county. Values above 100 mean that the household has more than enough income, while values below 100 mean that the household does not have enough income.

First Time Buyer Index: A value of 100 means that a household with 70% of the county's median income has exactly enough income to qualify for a mortgage on a home priced at 85% of the median for that county. Values above 100 indicate that the household has more than enough income, while values below 100 indicate that the household does not have enough income.

Median Income Renter Index: A value of 100 indicates that a household earning the county's median income can afford an average priced rental apartment without being overburdened. Values above 100 indicate that the household has more than enough income, while values below 100 indicate that the household does not have enough income. Renters are defined as being overburdened when rent exceeds 30% of gross household income.

Transitional Renter Index: A value of 100 indicates that a household earning 70% of the county's median household income can afford to pay the average rent without being overburdened. Values above 100 indicate that the household has more than enough income, while values below 100 indicate that the household does not have enough income.

Total and Cost-Burden Households by Household Area Median Income (AMI)



U.S. Department of Urban Development Comprehensive Housing Affordability Strategy, 2016-2020. Data is summarizing households for owners and renters.

Subsidized Housing

Some subsidized housing is present in Lewis County with high concentrations of subsidized housing around the cities of Chehalis and Centralia. These housing units are not located within the Onalaska UGA or the Packwood LAMIRD and cannot be counted towards capacity in this analysis. This leaves a large gap of affordable housing needs for lower income brackets in Eastern Lewis County, as most housing at market rate is not affordable to cost-burdened households with less than 50% AMI. Based on the adopted housing allocations for unincorporated Lewis County, and the land capacity analysis and housing needs in this report, there is currently a gap of 126 units for populations with earning less than 30% AMI. For these populations, market rent rental units are still not affordable and should be subsidized.

Estimated Total Subsidized Units	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Unknown
1,163	0	213	215	192	58	485

Table Washington Center for Real Estate Research Subsidized Housing Inventory in Lewis County, 2023

Additional Data and Analysis

In 2021, Lewis County performed a [Housing Situation Assessment](#) that summarized the housing market in Lewis County. The data reviewed in the assessment yielded similar results to the analysis performed in this HNA only a few years later. Some of the larger findings in the Housing Situation Assessment applicable to this HNA were:

- By a large margin, the housing inventory in Lewis County is single-family detached homes.
- The second largest production of homes in Lewis County were manufactured homes.
- The construction of new homes in Lewis County between 2010 to 2020 was overwhelmingly single-family accounting for 61% of all permits.
- The supply of single-family homes in Lewis County for sale decreased by 69% between 2012 and 2021.
- The housing affordability index from 2017 to 2019 decreased from 115 to 92. The decline is still reflective in the housing affordability index presented in this assessment for 2023.
- 62% of residents had workplace locations outside the county according to data provided in 2018.
- The assessment summarized that most building permit activity occurred in unincorporated areas in the county indicating a potential barrier to increasing housing supply in urban areas.

Housing Gap Analysis

The housing gap analysis identifies the difference between the population projections and the housing inventory identified in previous sections. It is necessary to understand whether current conditions are providing the right environment that yields adequate housing stock for all residents with differing needs and income levels. To meet the requirements of recent legislative changes it is important to look at housing stock by specific income bands and whether the right amount of housing can or will be provided for the population projection by income band, see Table 2 of this report.

Based on the current demographic and housing data the following housing gaps have been identified.

- Of the 32,149 occupied housing units in Lewis County, 8,780 are cost-burdened and fall between the 0-80% area median income range. It is likely these households would not be able to qualify for a mortgage to purchase a home.
- There are only 5,420 housing units in Lewis County that are not single-family detached. These units are assumed to be market rate and are likely to still be unaffordable to households that fall within the 0-50% area median income.

Based on the projected housing needs and population projections the following housing gaps have been identified.

- The projected population will grow by 21,505 people or 10,160 households based on the adopted housing allocations. The housing allocations identify the amount of housing to be provided by income bracket and location with each UGA in Lewis County.

- In Unincorporated Lewis County 432 new housing units were allocated to the jurisdiction and assigned by income bracket.

Findings from Housing Data Review

Households are Cost-Burdened

27% of the current households in Lewis County are cost-burdened. 82% of the cost-burdened households fall between 0-80% area median income. This indicates that a large portion of households within Lewis County cannot afford to purchase homes.

Existing Units not Suited for Current Populations

80% of the housing stock in Lewis County is single-family detached. 50% of the housing units are three-bedroom units. However, 58% of households are 1-2 per person. Since a large portion of the workforce cannot work from home and travels greater than 50 miles to work, it is unlikely that a three-bedroom unit is affordable for more than half of the population.

Lack of Multi-Unit Construction

Historical building permit data shows most of the household construction in Lewis County is single-family detached. Population projections indicate studios, one-bedroom, and two-bedroom units, most likely in middle or multi-family developments, would be more affordable and appropriate for current and future populations.

Land Capacity Analysis and Housing Needs

The tables below were made following instructions from the Department of Commerce, based on the new law, [HB 1220](#). Jurisdictions must now collect the results of the land capacity analysis for projected housing units and allocate to the income bracket most likely to afford the unit. Based on the type of housing units that are provided under the county's current zoning designations each zone was determined to provide housing for a specific affordability level. This helps the County identify what types of housing needs to be provided for specific households earning a certain area median income.

Based on the [guidance](#) from Commerce the methodology to assign housing by income bracket can be summarized in the following steps:

1. Summarize the land capacity by zone. This was completed in the land capacity analysis report.
2. Categorize zones by allowed housing types and density level.
3. Relate zone categories to potential income levels and housing types served.
4. Summarize the capacity by zone category.
5. Compare projected housing needs to capacity.
6. If a deficit is found implement actions to increase capacity for one or more housing needs.

To categorize allowed types and density. Each zone was listed with all permitted housing types currently allowed under the [Lewis County Code](#). For the Packwood LAMIRD, the housing types listed were pulled from Packwood’s adopted subarea plan. The density category assigned to each zone followed the guidance from Commerce. Based on the land capacity analysis, a high percentage of properties that allowed single-family housing were developed as detached single-family properties. As a result, any zone that allows detached single-family homes in the Lewis County Code was assumed to be low density. Any zone that allows middle housing (townhomes, duplex, triplex, and fourplex) was assumed to be moderate density. Any zone that allows apartments and condominiums with a maximum height of 3 floors was assumed to be low-rise.

For the final column in table 9, the zone categories were related to potential income levels to assess affordability by housing type. Table 7 and table 8 demonstrate the realistic monthly costs for different housing types in Lewis County. Based on the average housing costs by unit type and the estimated monthly income the table shows the percentage of monthly income to going towards housing costs. Per federal standards for housing affordability, any percentage of monthly income above 30% going towards housing costs in unaffordable (shown in red).

		Monthly Housing Costs by Housing Type and Ownership				
NAICS Sector	Monthly Income	Single-Family Detached Mortgage	Condominium Mortgage	Average Rent for All Unit Types	Two-Bedroom Rental Unit	One-Bedroom Rental Unit
-	-	\$2,424	\$2,376	\$1,020	\$1,052	\$822
Retail Trade	\$3,057	79%	77%	33%	34%	26%
Manufacturing	\$3,450	70%	68%	29%	30%	23%
Health Care and Social Assistance	\$5,006	48%	47%	20%	21%	16%
Educational Services	\$5,416	44%	43%	18%	19%	15%

Washington Center for Real Estate Research 2024, Fannie Mae Mortgage Calculator Assumes 20% down payment and 30-year mortgage at 6% interest rate. Zillow Observed Rental Index 2024. Condominium price listed is the average condominium sale price in Centralia, WA from 2021 to 2023 from WCRER.

		Monthly Housing Costs by Housing Type and Ownership				
--	--	--	--	--	--	--

Income Bracket	Monthly Income	Single-Family Detached Mortgage	Condominium Mortgage	Average Rent for All Unit Types	Two-Bedroom Rental Unit	One-Bedroom Rental Unit
-	-	\$2,424	\$2,376	\$1,020	\$1,052	\$822
0-30% AMI	\$2,225	108%	106%	45%	47%	36%
>30-50% AMI	\$2,966	81%	80%	34%	35%	27%
>50-80% AMI	\$4,079	59%	58%	25%	25%	20%
>80-120% AMI	\$7,416	32%	32%	13%	14%	11%

Washington Center for Real Estate Research 2024, Fannie Mae Mortgage Calculator Assumes 20% down payment and 30-year mortgage at 6% interest rate. Zillow Observed Rental Index 2024. Condominium price listed is the average condominium sale price in Centralia, WA from 2021 to 2023 from WCRER. Area Median Income from FY 2024 Income Limits Documentation Housing and Urban Development.

For Table 8 calculations, the annual income for less than 30% AMI was assumed to be \$26,700 based on the most recent median family income reported from HUD for Lewis County in 2024. AMI between 30-50% was assumed to be \$35,600. 50-80% AMI annual income was assumed to be \$48,950. 80-125% AMI was assumed to be \$89,000.

Based on the affordability shown in Table 9 the income brackets were assigned to the zones that allowed the housing types they could afford. It should be stated that income levels lower than 30% were combined with the income levels 50-80% and assigned to the same housing types. This is because all of these income brackets can only afford an apartment option.

Table 9. Assumed Affordability Level by Zone and Housing Types

Land Use Zone	Housing Type(s) Allowed	Density Category	Assumed Affordability Level for Capacity Analysis
Residential Very Low Density (RVL)	Single-Family, Duplex, Accessory Dwelling Units (ADU), Tiny Home Village	Low Density	Higher Income (>120% AMI)
Residential Low Density (RL)	Single-Family, Accessory Dwelling Units (ADU), Tiny Home Village		
Residential Medium Density (RM)	Rowhouses, Fourplexes, Triplexes, Duplexes, Accessory Dwelling Units, Tiny Home Villages	Moderate Density	Moderate Income (>80-120%)
Residential High Density (RH)	Rowhouses, Fourplexes, Triplexes, Duplexes, Accessory Dwelling Units, Apartments, Condos, Hostels	Low-Rise	Low Income (0-80% AMI) and PSH

Mixed Use (MU)	Apartments and Condos	Low-Rise	Low Income (0-80% AMI) and PSH
Commercial Business District	Apartments and Condos	Mid-Rise	Low Income (0-80% AMI) and PSH
Small Town Mixed Use (STMU)	Single-Family, Duplex, Accessory Dwelling Unit	Low Density	Higher Income (>120% or greater AMI)
Small Town Mixed Use (STMU)	Multifamily (Multi-Residential)	Mid-Rise	Moderate Income (50-80% AMI)

High-rise or tower development is not allowed in any zones in Lewis County’s Onalaska UGA or Packwood LAMIRD, so it was not defined in the table. According to guidance from the State Department of Commerce, high-rise would be identified in zones that allow for buildings with 7 or more floors or greater than 75 feet. For the comprehensive plan policies and development regulations modified as part of the comprehensive plan update, the county will need to ensure development regulations correlate with these assumptions to adequately allow for the correct housing types in zones.

Table 8. Projected Housing Needs and Capacity

Income Level (% AMI) and Special Needs Housing	Projected Housing Allocation	Zone Categories Serving These Needs	Aggregated Housing Needs	Capacity	Capacity Surplus or Deficit
0-30% PSH	88	None	126	0	126 (deficit)
0-30% Other	38	None			
>30-50%	115	Mid-Rise	115	187	72
>50-80%	58	Low-Rise	58	284	226
>80-100%	28	Moderate Density	28	1,144	1,116
>100-120%	23	Low Density	78	945	867
>120%	55				
Total	403		403		

Findings from Land Capacity and Housing Needs

Adequate Housing Can be Provided for >30-120% AMI

The current zoning designations and new zoning designations for the Packwood LAMIRD can adequately provide all housing types needed to accommodate the households earning >30-120% AMI in Lewis County based on 2024 housing costs.

Housing for 0-30% AMI

The analysis in this report identifies a deficit of 126 units for the 0-30% income brackets. Based on the housing guidance from the Department of Commerce of the housing guidance assumes that housing types suitable for 0-30% AMI households is high-rise residential housing. There are no zoning designations in Lewis County's code that allow for the development of high-rise residential housing. This would be inconsistent with Lewis County's comprehensive plan land use framework and inconsistent with the rural character of Lewis County.

Appendix A. Data Tables and Sources

Census Data Tables

Washington Real Estate Research Center

U.S. Department of Housing Data Comprehensive Housing Affordability Strategy (CHAS)

Washington Office of Financial Management

Washington Employment Security Department

Zillow

Summary Level: County

Data for: Lewis County; Washington

Year Selected: 2016-2020 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income <= 30% HAMFI		1,510	2,265	3,775
Household Income >30% to <=50% HAMF		2,005	1,945	3,950
Household Income >50% to <=80% HAMF		4,300	1,995	6,295
Household Income >80% to <=100% HAM		2,335	985	3,320
Household Income >100% HAMFI		11,755	2,020	13,775
Total		21,905	9,215	31,120

Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Pro		5,270	4,375	9,645
Household has none of 4 Housing Proble		16,630	4,840	21,470
Total		21,905	9,215	31,120

Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Hou		2,245	2,630	4,875
Household has none of 4 Severe Housing		19,655	6,585	26,240
Total		21,905	9,215	31,120

Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden <=30%		16,920	5,200	22,120
Cost Burden >30% to <=50%		3,130	2,010	5,140
Cost Burden >50%		1,705	1,920	3,625
Cost Burden not available		150	70	220
Total		21,905	9,215	31,120

Income by Housing Problems (Owners on Household has at least 1 of 4 Housing Pro Household has none of 4 Housing Proble	Total	
Household Income <= 30% HAMFI	2,705	3,775
Household Income >30% to <=50% HAMF	2,330	3,950
Household Income >50% to <=80% HAMF	2,485	6,295
Household Income >80% to <=100% HAM	850	3,320
Household Income >100% HAMFI	1,280	13,775
Total	9,645	31,120

Income by Housing Problems (Renters on Household has at least 1 of 4 Housing Pro Household has none of 4 Housing Proble	Total	
Household Income <= 30% HAMFI	1,720	2,265
Household Income >30% to <=50% HAMF	1,360	1,945
Household Income >50% to <=80% HAMF	955	1,995
Household Income >80% to <=100% HAM	165	985
Household Income >100% HAMFI	180	2,020
Total	4,375	9,215

Income by Housing Problems (Owners on Household has at least 1 of 4 Housing Pro Household has none of 4 Housing Proble	Total	
Household Income <= 30% HAMFI	985	1,510
Household Income >30% to <=50% HAMF	970	2,005

Household Income >50% to <=80% HAMF	1,530	2,770	4,300
Household Income >80% to <=100% HAM	685	1,650	2,335
Household Income >100% HAMFI	1,100	10,655	11,755
Total	5,270	16,630	21,905

Income by Cost Burden (Owners and Rent Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	2,685	2,010	3,775
Household Income >30% to <=50% HAMF	2,225	980	3,950
Household Income >50% to <=80% HAMF	2,305	550	6,295
Household Income >80% to <=100% HAM	675	30	3,320
Household Income >100% HAMFI	890	60	13,775
Total	8,780	3,625	31,120

Income by Cost Burden (Renters only) Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	1,695	1,300	2,265
Household Income >30% to <=50% HAMF	1,250	495	1,945
Household Income >50% to <=80% HAMF	865	85	1,995
Household Income >80% to <=100% HAM	75	15	985
Household Income >100% HAMFI	45	25	2,020
Total	3,930	1,920	9,215

Income by Cost Burden (Owners only) Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	985	710	1,510
Household Income >30% to <=50% HAMF	970	485	2,005
Household Income >50% to <=80% HAMF	1,435	465	4,300
Household Income >80% to <=100% HAM	600	15	2,335
Household Income >100% HAMFI	845	30	11,755
Total	4,835	1,705	21,905

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)
For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

City	Quarter	Total sales	Median price	Sales by dwelling type			Median price by dwelling type		
				Condominium	Manufactured	Single-family	Condo	Manufactured	Single-family
Centralia	2021Q1	88	\$326,500			88			\$326,500
Centralia	2021Q2	123	\$338,000			123			\$338,000
Centralia	2021Q3	111	\$340,000		1	110		\$360,000	\$339,000
Centralia	2021Q4	114	\$323,500	1		113	\$325,000		\$322,000
Centralia	2022Q1	84	\$356,875		1	83		\$115,000	\$358,750
Centralia	2022Q2	128	\$367,500		1	127		\$140,000	\$370,000
Centralia	2022Q3	88	\$362,500		2	86		\$97,450	\$365,000
Centralia	2022Q4	95	\$365,000		2	93		\$120,750	\$369,000
Centralia	2023Q1	68	\$337,500			68			\$337,500
Centralia	2023Q2	71	\$360,000			71			\$360,000
Centralia	2023Q3	73	\$370,000	1	1	71	\$340,000	\$195,000	\$370,000
Centralia	2023Q4	53	\$366,000	1	1	51	\$290,000	\$76,500	\$375,000

Washington				Sales by number	
City	Quarter	Total sales	Median price	0 or 1	2
Centralia	2021Q1	88	\$326,500	4	20
Centralia	2021Q2	123	\$338,000	4	28
Centralia	2021Q3	111	\$340,000	6	25
Centralia	2021Q4	114	\$323,500	3	28
Centralia	2022Q1	84	\$356,875	5	22
Centralia	2022Q2	128	\$367,500	6	34
Centralia	2022Q3	88	\$362,500	3	26
Centralia	2022Q4	95	\$365,000		26
Centralia	2023Q1	68	\$337,500	2	16
Centralia	2023Q2	71	\$360,000	2	17
Centralia	2023Q3	73	\$370,000		27
Centralia	2023Q4	53	\$366,000	1	13

er of bedrooms	Median price by number of bedrooms					
	3	4 plus	0 or 1	2	3	4 plus
45	19	\$149,000	\$263,000	\$340,000	\$375,000	\$375,000
66	25	\$127,500	\$250,000	\$352,225	\$375,000	\$375,000
66	14	\$277,500	\$300,000	\$357,500	\$415,000	\$415,000
57	26	\$420,000	\$275,500	\$333,000	\$377,500	\$377,500
46	11	\$243,000	\$282,500	\$388,500	\$365,500	\$365,500
71	17	\$216,000	\$315,000	\$405,000	\$449,900	\$449,900
51	8	\$252,000	\$309,000	\$380,000	\$468,000	\$468,000
52	17		\$290,500	\$378,000	\$494,000	\$494,000
41	9	\$90,000	\$307,500	\$359,950	\$490,000	\$490,000
40	12	\$1,347,000	\$310,000	\$382,000	\$385,500	\$385,500
37	9		\$329,900	\$380,000	\$440,000	\$440,000
29	10	\$330,000	\$300,000	\$381,000	\$443,000	\$443,000

State Name	County Name	Survey Date	Total buildings	Total units	Total value	Single family units	Single family value	Multifamily buildings	Multifamily units	Multifamily value	2-units buildings	2-units units	2-units value	3-4 units buildings	3-4 units units	3-4 units value	
Washington	Lewis County	202201	28	30	2,716,329	26	2,665,114	2	4	51,215	2	4	51,215	0	0	0	
		202202	38	39	4,839,720	37	4,814,033	1	2	25,687	1	2	25,687	0	0	0	
		202203	30	31	4,332,922	29	4,306,120	1	2	26,802	1	2	26,802	0	0	0	
		202204	41	46	5,044,374	38	4,593,628	3	8	450,746	2	4	400,000	1	4	50,746	
		202205	31	55	9,560,313	27	5,460,313	4	28	4,100,000	2	4	750,000	0	0	0	
		202206	30	32	4,541,141	28	3,941,141	2	4	600,000	2	4	600,000	0	0	0	
		202207	17	18	2,903,441	16	2,603,441	1	2	300,000	1	2	300,000	0	0	0	
		202208	26	26	4,061,075	26	4,061,075	0	0	0	0	0	0	0	0	0	0
		202209	63	72	9,425,107	60	9,274,021	3	12	151,086	0	0	0	3	12	151,086	
		202210	22	26	3,549,596	20	3,205,359	2	6	344,237	1	2	291,250	1	4	52,987	
		202211	11	23	6,617,968	9	2,346,573	2	14	4,271,395	1	2	27,395	0	0	0	
		202212	11	12	1,614,761	10	1,588,194	1	2	26,567	1	2	26,567	0	0	0	
		202301	12	12	1,671,389	12	1,671,389	0	0	0	0	0	0	0	0	0	0
		202302	17	17	2,282,611	17	2,282,611	0	0	0	0	0	0	0	0	0	0
		202303	30	32	4,889,662	28	4,831,803	2	4	57,859	2	4	57,859	0	0	0	
		202304	14	19	2,093,657	12	1,617,882	2	7	475,775	1	2	25,775	0	0	0	
		202305	28	33	4,658,324	23	3,855,683	5	10	802,641	5	10	802,641	0	0	0	
		202306	31	31	5,985,605	31	5,985,605	0	0	0	0	0	0	0	0	0	0
		202307	45	46	8,343,324	44	7,843,324	1	2	500,000	1	2	500,000	0	0	0	
		202308	31	31	5,863,935	31	5,863,935	0	0	0	0	0	0	0	0	0	0
		202309	30	39	7,964,860	27	5,864,860	3	12	2,100,000	0	0	0	3	12	2,100,000	
		202310	17	17	3,447,040	17	3,447,040	0	0	0	0	0	0	0	0	0	0
		202311	18	18	2,502,781	18	2,502,781	0	0	0	0	0	0	0	0	0	0
		202312	22	23	3,221,891	21	3,159,731	1	2	62,160	1	2	62,160	0	0	0	

**Total value
rep**

2,716,329
4,839,720
4,332,922
5,044,374
9,560,313
4,541,141
2,287,841
4,061,075
9,425,107
3,549,596
6,617,968
1,614,761
1,671,389
2,282,611
4,889,662
2,093,657
4,658,324
5,985,605
8,343,324
5,863,935
7,964,860
3,447,040
2,502,781
3,221,891

Median Buyer HAI

County	Q2 2009	Q3 2009	Q4 2009	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014
Lewis	132	116	123	134	116	119	135	136	143	143	156	167	142	166	161	146	156	139	165	158	147	140

First-Time Buyer HAI

County	Q2 2009	Q3 2009	Q4 2009	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014
Lewis	94	83	87	95	83	85	96	97	101	101	111	119	101	118	114	104	111	99	117	113	104	99

Median Renter HAI

County	Q1 2000	Q2 2000	Q3 2000	Q4 2000	Q1 2001	Q2 2001	Q3 2001	Q4 2001	Q1 2002	Q2 2002	Q3 2002	Q4 2002	Q1 2003	Q2 2003	Q3 2003	Q4 2003	Q1 2004	Q2 2004	Q3 2004	Q4 2004	Q1 2005	Q2 2005
Lewis	138	148	158	168	169	167	167	169	169	170	171	173	165	165	166	166	167	167	167	167	170	169

Transitional Renter HAI

County	Q1 2000	Q2 2000	Q3 2000	Q4 2000	Q1 2001	Q2 2001	Q3 2001	Q4 2001	Q1 2002	Q2 2002	Q3 2002	Q4 2002	Q1 2003	Q2 2003	Q3 2003	Q4 2003	Q1 2004	Q2 2004	Q3 2004	Q4 2004	Q1 2005	Q2 2005
Lewis	97	104	111	118	118	117	117	118	119	119	120	121	116	116	116	116	117	117	117	117	119	119

Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
145	159	159	157	166	168	149	154	158	150	143	131	131	132	121	111	120	112	115	118	126	120	118	113
Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020
103	113	113	112	118	119	105	109	112	106	101	93	93	94	86	79	86	80	82	84	89	85	84	80
Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006	Q1 2007	Q2 2007	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	Q4 2009	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011
169	169	169	169	169	170	178	176	174	172	172	170	170	171	171	170	168	165	165	164	162	161	161	161
Q3 2005	Q4 2005	Q1 2006	Q2 2006	Q3 2006	Q4 2006	Q1 2007	Q2 2007	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	Q4 2009	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011
118	118	118	118	119	119	125	123	122	121	120	119	119	120	119	119	117	116	116	115	113	112	112	113

Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
113	107	87	84	89	72	77	81	71	76	73	71	71

Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
80	76	62	59	63	51	55	58	51	54	52	51	51

Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017
161	161	164	167	171	173	159	156	159	161	164	163	165	165	165	161	160	167	161	159	162	165	165	166

Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017
112	113	115	117	119	121	111	109	111	113	115	114	115	115	115	113	112	117	113	112	113	115	115	116

Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023
167	172	173	175	174	179	176	177	182	180	176	179	182	172	166	142	138	146	140	187	191	175	178	175

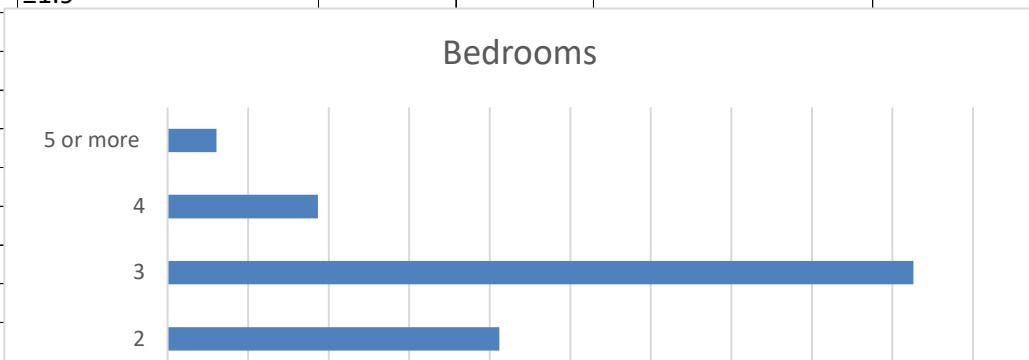
Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023
117	120	121	123	122	125	123	124	127	126	123	125	128	121	116	100	97	102	98	131	134	123	125	122

Q3 2023	Q4 2023
184	179

Q3 2023	Q4 2023
129	125

Table: ACSDP1Y2022.DP04

Lewis County, Washington										
Label	Estimate	Margin of Error	Percent	Percent Margin of Error						
HOUSING OCCUPANCY										
Total housing units	36,370	±44	36,370	(X)						
Occupied housing units	32,149	±1,078	88.4%	±3.0						
Vacant housing units	4,221	±1,083	11.6%	±3.0						
Homeowner vacancy rate	2.9	±2.1	(X)	(X)						
Rental vacancy rate	10.9	±7.1	(X)	(X)						
UNITS IN STRUCTURE										
Total housing units	36,370	±44	36,370	(X)						
1-unit, detached	26,095	±1,466	71.7%	±4.0						
1-unit, attached	529	±327	1.5%	±0.9						
2 units	803	±490	2.2%	±1.3						
3 or 4 units	913	±732	2.5%	±2.0						
5 to 9 units	563	±432	1.5%	±1.2						
10 to 19 units	715	±582	2.0%	±1.6						
20 or more units	1,897	±681	5.2%	±1.9						
Mobile home	4,535	±1,006	12.5%	±2.8						
Boat, RV, van, etc.	320	±221	0.9%	±0.6						
YEAR STRUCTURE BUILT										
Total housing units	36,370	±44	36,370	(X)						
Built 2020 or later	467	±399	1.3%	±1.1						
Built 2010 to 2019	3,170	±863	8.7%	±2.4						
Built 2000 to 2009	4,311	±1,118	11.9%	±3.1						
Built 1990 to 1999	6,052	±1,377	16.6%	±3.8						
Built 1980 to 1989	4,899	±975	13.5%	±2.7						
Built 1970 to 1979	5,223	±1,060	14.4%	±2.9						
Built 1960 to 1969	2,124	±755	5.8%	±2.1						
Built 1950 to 1959	1,897	±703	5.2%	±1.9						
Built 1940 to 1949	1,845	±657	5.1%							
Built 1939 or earlier	6,382	±1,165	17.5%							
ROOMS										
Total housing units	36,370	±44	36,370							
1 room	1,038	±574	2.9%							
2 rooms	1,496	±734	4.1%							
3 rooms	2,017	±889	5.5%							
4 rooms	5,453	±1,242	15.0%							
5 rooms	7,209	±1,324	19.8%							



Label					
HOUSING OCCUPANCY					
Total housing units					
Occupied housing units	ts				
Vacant housing units	ts				
Homeowner vacancy rate	ts				
Rental vacancy rate	ts				
UNITS IN STRUCTURE					
Total housing units	ex				
1-unit, detached	ed				
1-unit, attached	ed				
2 units					
3 or 4 units					
5 to 9 units					
10 to 19 units					
20 or more units					
Mobile home					
Boat, RV, van, etc.					
YEAR STRUCTURE BUILT					
Total housing units					
Built 2020 or later					
Built 2010 to 2019					
Built 2000 to 2009					
Built 1990 to 1999					
Built 1980 to 1989					
Built 1970 to 1979					
Built 1960 to 1969					
Built 1950 to 1959					
Built 1940 to 1949					
Built 1939 or earlier					
ROOMS					
Total housing units					
1 room					
2 rooms					
3 rooms					
4 rooms					
5 rooms					

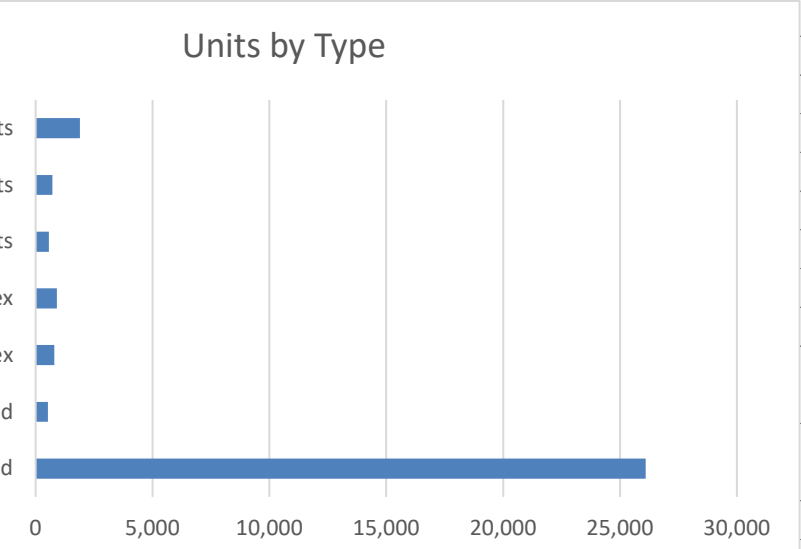


Table: ACSDP1Y2022.DP04

Lewis County, Washington				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
6 rooms	8,046	±1,430	22.1%	
7 rooms	3,551	±909	9.8%	
8 rooms	4,100	±934	11.3%	
9 rooms or more	3,460	±676	9.5%	
Median rooms	5.6	±0.2	(X)	
BEDROOMS				
Total housing units	36,370	±44	36,370	(X)
No bedroom	1,299	±670	3.6%	±1.8
1 bedroom	3,359	±1,036	9.2%	±2.8
2 bedrooms	8,242	±1,238	22.7%	±3.4
3 bedrooms	18,521	±1,552	50.9%	±4.3
4 bedrooms	3,736	±813	10.3%	±2.2
5 or more bedrooms	1,213	±448	3.3%	±1.2
HOUSING TENURE				
Occupied housing units	32,149	±1,078	32,149	(X)
Owner-occupied	24,788	±1,339	77.1%	±4.0
Renter-occupied	7,361	±1,365	22.9%	±4.0
Average household size of owner-occupied unit	2.79	±0.13	(X)	(X)
Average household size of renter-occupied unit	2.12	±0.29	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	32,149	±1,078	32,149	(X)
Moved in 2021 or later	4,562	±1,051	14.2%	±3.2
Moved in 2018 to 2020	7,044	±1,253	21.9%	±3.8
Moved in 2010 to 2017	7,247	±1,212	22.5%	±3.7
Moved in 2000 to 2009	4,901	±860	15.2%	±2.8
Moved in 1990 to 1999	4,333	±1,124	13.5%	±3.4
Moved in 1989 and earlier	4,062	±764	12.6%	±2.3
VEHICLES AVAILABLE				
Occupied housing units	32,149	±1,078	32,149	(X)
No vehicles available	1,402	±690	4.4%	±2.1
1 vehicle available	8,199	±1,308	25.5%	±4.0
2 vehicles available	9,676	±1,332	30.1%	±4.0
3 or more vehicles available	12,872	±1,572	40.0%	±4.7
HOUSE HEATING FUEL				
Occupied housing units	N	N	N	N
Utility gas	N	N	N	N
Bottled, tank, or LP gas	N	N	N	N
Electricity	N	N	N	N
Fuel oil, kerosene, etc.	N	N	N	N
Coal or coke	N	N	N	N

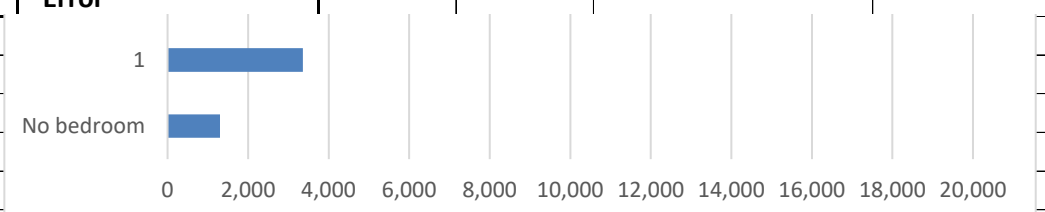


Table: ACSDP1Y2022.DP04

Label					
6 rooms	1,299				
7 rooms	3,359				
8 rooms	8,242				
9 rooms or more	18,521				
Median rooms	3,736				
BEDROOMS	1,213				
Total housing units					
No bedroom					
1 bedroom					
2 bedrooms					
3 bedrooms					
4 bedrooms					
5 or more bedrooms					
HOUSING TENURE					
Occupied housing units					
Owner-occupied					
Renter-occupied					
Average household size of owner-occupied unit					
Average household size of renter-occupied unit					
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units					
Moved in 2021 or later					
Moved in 2018 to 2020					
Moved in 2010 to 2017					
Moved in 2000 to 2009					
Moved in 1990 to 1999					
Moved in 1989 and earlier					
VEHICLES AVAILABLE					
Occupied housing units					
No vehicles available					
1 vehicle available					
2 vehicles available					
3 or more vehicles available					
HOUSE HEATING FUEL					
Occupied housing units					
Utility gas					
Bottled, tank, or LP gas					
Electricity					
Fuel oil, kerosene, etc.					
Coal or coke					

Table: ACSDP1Y2022.DP04

	Lewis County, Washington									
Label	Estimate	Margin of Error	Percent	Percent Margin of Error						
Wood	N	N	N	N						
Solar energy	N	N	N	N						
Other fuel	N	N	N	N						
No fuel used	N	N	N	N						
SELECTED CHARACTERISTICS										
Occupied housing units	32,149	±1,078	32,149	(X)						
Lacking complete plumbing facilities	59	±84	0.2%	±0.3						
Lacking complete kitchen facilities	308	±270	1.0%	±0.8						
No telephone service available	969	±622	3.0%	±1.9						
OCCUPANTS PER ROOM										
Occupied housing units	32,149	±1,078	32,149	(X)						
1.00 or less	31,070	±1,198	96.6%	±1.6						
1.01 to 1.50	876	±502	2.7%	±1.6						
1.51 or more	203	±142	0.6%	±0.4						
VALUE										
Owner-occupied units	24,788	±1,339	24,788	(X)						
Less than \$50,000	1,385	±582	5.6%	±2.3						
\$50,000 to \$99,999	853	±608	3.4%	±2.4						
\$100,000 to \$149,999	1,023	±463	4.1%	±1.8						
\$150,000 to \$199,999	1,051	±449	4.2%	±1.9						
\$200,000 to \$299,999	4,101	±942	16.5%	±3.8						
\$300,000 to \$499,999	8,514	±1,153	34.3%	±4.3						
\$500,000 to \$999,999	7,148	±1,397	28.8%	±5.4						
\$1,000,000 or more	713	±343	2.9%	±1.4						
Median (dollars)	379,200	±24,795	(X)	(X)						
MORTGAGE STATUS										
Owner-occupied units	24,788	±1,339	24,788	(X)						
Housing units with a mortgage	14,519	±1,372	58.6%	±4.2						
Housing units without a mortgage	10,269	±1,141	41.4%	±4.2						
SELECTED MONTHLY OWNER COSTS (SMOC)										
Housing units with a mortgage	14,519	±1,372	14,519	(X)						
Less than \$500	378	±349	2.6%	±2.4						
\$500 to \$999	1,207	±457	8.3%	±3.0						
\$1,000 to \$1,499	4,121	±987	28.4%	±6.0						
\$1,500 to \$1,999	4,208	±933	29.0%	±6.3						
\$2,000 to \$2,499	2,839	±873	19.6%	±5.6						
\$2,500 to \$2,999	1,014	±514	7.0%	±3.5						
\$3,000 or more	752	±362	5.2%	±2.5						
Median (dollars)	1,637	±83	(X)	(X)						
Housing units without a mortgage	10,269	±1,141	10,269	(X)						

Table: ACSDP1Y2022.DP04

Label					
Wood					
Solar energy					
Other fuel					
No fuel used					
SELECTED CHARACTERISTICS					
Occupied housing units					
Lacking complete plumbing facilities					
Lacking complete kitchen facilities					
No telephone service available					
OCCUPANTS PER ROOM					
Occupied housing units					
1.00 or less					
1.01 to 1.50					
1.51 or more					
VALUE					
Owner-occupied units					
Less than \$50,000					
\$50,000 to \$99,999					
\$100,000 to \$149,999					
\$150,000 to \$199,999					
\$200,000 to \$299,999					
\$300,000 to \$499,999					
\$500,000 to \$999,999					
\$1,000,000 or more					
Median (dollars)					
MORTGAGE STATUS					
Owner-occupied units					
Housing units with a mortgage					
Housing units without a mortgage					
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage					
Less than \$500					
\$500 to \$999					
\$1,000 to \$1,499					
\$1,500 to \$1,999					
\$2,000 to \$2,499					
\$2,500 to \$2,999					
\$3,000 or more					
Median (dollars)					
Housing units without a mortgage					

Table: ACSDP1Y2022.DP04

	Lewis County, Washington									
Label	Estimate	Margin of Error	Percent	Percent Margin of Error						
Less than \$250	555	±290	5.4%	±2.8						
\$250 to \$399	1,435	±558	14.0%	±5.3						
\$400 to \$599	4,141	±923	40.3%	±7.5						
\$600 to \$799	1,870	±577	18.2%	±5.3						
\$800 to \$999	1,271	±549	12.4%	±5.4						
\$1,000 or more	997	±514	9.7%	±4.7						
Median (dollars)	553	±34	(X)	(X)						
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)										
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	14,519	±1,372	14,519	(X)						
Less than 20.0 percent	6,414	±1,060	44.2%	±6.4						
20.0 to 24.9 percent	1,763	±568	12.1%	±3.7						
25.0 to 29.9 percent	1,372	±569	9.4%	±3.8						
30.0 to 34.9 percent	1,424	±790	9.8%	±5.3						
35.0 percent or more	3,546	±938	24.4%	±6.0						
Not computed	0	±214	(X)	(X)						
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	10,142	±1,142	10,142	(X)						
Less than 10.0 percent	3,902	±871	38.5%	±7.3						
10.0 to 14.9 percent	1,821	±726	18.0%	±6.8						
15.0 to 19.9 percent	1,543	±632	15.2%	±5.9						
20.0 to 24.9 percent	700	±450	6.9%	±4.5						
25.0 to 29.9 percent	467	±421	4.6%	±4.2						
30.0 to 34.9 percent	465	±276	4.6%	±2.6						
35.0 percent or more	1,244	±573	12.3%	±5.5						
Not computed	127	±123	(X)	(X)						
GROSS RENT										
Occupied units paying rent	N	N	N	N						
Less than \$500	N	N	N	N						
\$500 to \$999	N	N	N	N						
\$1,000 to \$1,499	N	N	N	N						
\$1,500 to \$1,999	N	N	N	N						
\$2,000 to \$2,499	N	N	N	N						
\$2,500 to \$2,999	N	N	N	N						
\$3,000 or more	N	N	N	N						
Median (dollars)	999	±81	(X)	(X)						
No rent paid	N	N	(X)	(X)						
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)										

Table: ACSDP1Y2022.DP04

Label					
Less than \$250					
\$250 to \$399					
\$400 to \$599					
\$600 to \$799					
\$800 to \$999					
\$1,000 or more					
Median (dollars)					
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)					
Less than 20.0 percent					
20.0 to 24.9 percent					
25.0 to 29.9 percent					
30.0 to 34.9 percent					
35.0 percent or more					
Not computed					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Less than 10.0 percent					
10.0 to 14.9 percent					
15.0 to 19.9 percent					
20.0 to 24.9 percent					
25.0 to 29.9 percent					
30.0 to 34.9 percent					
35.0 percent or more					
Not computed					
GROSS RENT					
Occupied units paying rent					
Less than \$500					
\$500 to \$999					
\$1,000 to \$1,499					
\$1,500 to \$1,999					
\$2,000 to \$2,499					
\$2,500 to \$2,999					
\$3,000 or more					
Median (dollars)					
No rent paid					
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					

	Lewis County, Washington									
Label	Estimate	Margin of Error	Percent	Percent Margin of Error						
Occupied units paying rent (excluding units where GRAP I cannot be computed)	6,593	±1,277	6,593	(X)						
Less than 15.0 percent	594	±338	9.0%	±5.1						
15.0 to 19.9 percent	1,079	±548	16.4%	±8.6						
20.0 to 24.9 percent	1,129	±643	17.1%	±8.6						
25.0 to 29.9 percent	281	±234	4.3%	±3.5						
30.0 to 34.9 percent	1,116	±734	16.9%	±10.0						
35.0 percent or more	2,394	±925	36.3%	±12.6						
Not computed	768	±493	(X)	(X)						

Table: ACSDP1Y2022.DP04

Label					
Occupied units paying rent (excluding units where GRAPI cannot be computed)					
Less than 15.0 percent					
15.0 to 19.9 percent					
20.0 to 24.9 percent					
25.0 to 29.9 percent					
30.0 to 34.9 percent					
35.0 percent or more					
Not computed					

Table: ACSST1Y2022.S2502

	Lewis County, Washington								
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housi
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	32,149	±1,078	32,149	±1,078	24,788	±1,339	24,788	±1,339	7,361
RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER									
One race --									
White	27,838	±1,289	86.6%	±2.9	22,312	±1,401	90.0%	±3.0	5,526
Black or African American	309	±443	1.0%	±1.4	N	N	N	N	N
American Indian and Alaska Native	362	±179	1.1%	±0.6	313	±170	1.3%	±0.7	49
Asian	142	±120	0.4%	±0.4	N	N	N	N	N
Native Hawaiian and Other Pacific Islander	218	±232	0.7%	±0.7	N	N	N	N	N
Some other race	768	±430	2.4%	±1.3	254	±246	1.0%	±1.0	514
Two or more races	2,512	±883	7.8%	±2.7	1,549	±731	6.2%	±2.9	963
Hispanic or Latino origin	2,355	±405	7.3%	±1.2	1,261	±569	5.1%	±2.2	1,094
White alone, not Hispanic or Latino	27,317	±1,215	85.0%	±2.7	21,996	±1,340	88.7%	±3.0	5,321
AGE OF HOUSEHOLDER									
Under 35 years	4,576	±804	14.2%	±2.3	2,944	±700	11.9%	±2.6	1,632
35 to 44 years	4,198	±746	13.1%	±2.3	3,004	±731	12.1%	±2.7	1,194
45 to 54 years	4,861	±732	15.1%	±2.1	4,148	±791	16.7%	±2.9	713
55 to 64 years	6,069	±844	18.9%	±2.7	4,470	±695	18.0%	±2.9	1,599
65 to 74 years	7,072	±595	22.0%	±1.9	6,247	±567	25.2%	±2.5	825
75 to 84 years	4,424	±717	13.8%	±2.2	3,306	±571	13.3%	±2.2	1,118
85 years and over	949	±415	3.0%	±1.3	669	±353	2.7%	±1.4	280
EDUCATIONAL ATTAINMENT OF HOUSEHOLDER									
Less than high school graduate	2,979	±986	9.3%	±3.0	1,301	±586	5.2%	±2.3	1,678
High school graduate (includes equivalency)	8,233	±1,163	25.6%	±3.6	6,070	±965	24.5%	±4.0	2,163
Some college or associate's degree	13,863	±1,545	43.1%	±4.2	11,203	±1,430	45.2%	±4.8	2,660
Bachelor's degree or higher	7,074	±1,216	22.0%	±3.8	6,214	±1,196	25.1%	±4.6	860
YEAR HOUSEHOLDER MOVED INTO UNIT									
Moved in 2021 or later	4,562	±1,051	14.2%	±3.2	2,215	±703	8.9%	±2.7	2,347
Moved in 2018 to 2020	7,044	±1,253	21.9%	±3.8	4,780	±1,096	19.3%	±4.2	2,264
Moved in 2010 to 2017	7,247	±1,212	22.5%	±3.7	5,089	±1,102	20.5%	±4.3	2,158
Moved in 2000 to 2009	4,901	±860	15.2%	±2.8	4,609	±844	18.6%	±3.6	292
Moved in 1990 to 1999	4,333	±1,124	13.5%	±3.4	4,238	±1,141	17.1%	±4.4	95

Table: ACSST1Y2022.S2502

	ng units		Percent renter-occupied housing units	
Label	Margin of Error	Estimate	Margin of Error	
Occupied housing units	±1,365	7,361	±1,365	
RACE AND HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER				
One race --				
White	±1,128	75.1%	±10.1	
Black or African American	N	N	N	
American Indian and Alaska Native	±62	0.7%	±0.9	
Asian	N	N	N	
Native Hawaiian and Other Pacific Islander	N	N	N	
Some other race	±402	7.0%	±5.1	
Two or more races	±588	13.1%	±7.4	
Hispanic or Latino origin	±522	14.9%	±6.6	
White alone, not Hispanic or Latino	±1,191	72.3%	±10.9	
AGE OF HOUSEHOLDER				
Under 35 years	±628	22.2%	±7.8	
35 to 44 years	±558	16.2%	±7.1	
45 to 54 years	±463	9.7%	±6.1	
55 to 64 years	±790	21.7%	±9.9	
65 to 74 years	±523	11.2%	±6.8	
75 to 84 years	±599	15.2%	±7.6	
85 years and over	±246	3.8%	±3.4	
EDUCATIONAL ATTAINMENT OF HOUSEHOLDER				
Less than high school graduate	±862	22.8%	±10.7	
High school graduate (includes equivalency)	±893	29.4%	±11.1	
Some college or associate's degree	±884	36.1%	±10.6	
Bachelor's degree or higher	±503	11.7%	±6.5	
YEAR HOUSEHOLDER MOVED INTO UNIT				
Moved in 2021 or later	±1,009	31.9%	±12.4	
Moved in 2018 to 2020	±887	30.8%	±11.0	
Moved in 2010 to 2017	±895	29.3%	±10.7	
Moved in 2000 to 2009	±211	4.0%	±2.9	
Moved in 1990 to 1999	±107	1.3%	±1.5	

Table: ACSST1Y2022.S2502

Lewis County, Washington									
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housi
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Moved in 1989 or earlier	4,062	±764	12.6%	±2.3	3,857	±759	15.6%	±2.9	205

Table: ACSST1Y2022.S2502

	ng units	Percent renter-occupied housing units	
Label	Margin of Error	Estimate	Margin of Error
Moved in 1989 or earlier	±319	2.8%	±4.3

Table: ACSST1Y2022.S2504

	Lewis County, Washington								
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housi
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	32,149	±1,078	32,149	±1,078	24,788	±1,339	24,788	±1,339	7,361
UNITS IN STRUCTURE									
1, detached	23,178	±1,379	72.1%	±3.9	21,376	±1,433	86.2%	±3.1	1,802
1, attached	352	±259	1.1%	±0.8	259	±204	1.0%	±0.8	93
2 apartments	803	±490	2.5%	±1.5	0	±214	0.0%	±0.8	803
3 or 4 apartments	659	±513	2.0%	±1.6	0	±214	0.0%	±0.8	659
5 to 9 apartments	512	±425	1.6%	±1.3	0	±214	0.0%	±0.8	512
10 or more apartments	2,288	±853	7.1%	±2.6	0	±214	0.0%	±0.8	2,288
Mobile home or other type of housing	4,357	±927	13.6%	±2.9	3,153	±758	12.7%	±3.1	1,204
YEAR STRUCTURE BUILT									
2020 or later	288	±278	0.9%	±0.9	288	±278	1.2%	±1.1	0
2010 to 2019	2,730	±786	8.5%	±2.4	2,094	±743	8.4%	±2.9	636
2000 to 2009	3,123	±808	9.7%	±2.6	2,683	±743	10.8%	±3.0	440
1980 to 1999	10,431	±1,634	32.4%	±4.7	6,696	±1,193	27.0%	±4.4	3,735
1960 to 1979	6,205	±1,104	19.3%	±3.4	4,986	±941	20.1%	±3.7	1,219
1940 to 1959	3,504	±910	10.9%	±2.8	2,820	±837	11.4%	±3.4	684
1939 or earlier	5,868	±1,133	18.3%	±3.5	5,221	±1,046	21.1%	±3.9	647
ROOMS									
1 room	660	±490	2.1%	±1.5	115	±127	0.5%	±0.5	545
2 or 3 rooms	2,974	±1,013	9.3%	±3.1	936	±555	3.8%	±2.3	2,038
4 or 5 rooms	11,028	±1,379	34.3%	±4.2	7,312	±1,415	29.5%	±5.2	3,716
6 or 7 rooms	10,232	±1,365	31.8%	±4.1	9,693	±1,318	39.1%	±5.0	539
8 or more rooms	7,255	±1,095	22.6%	±3.4	6,732	±1,051	27.2%	±4.0	523
BEDROOMS									
No bedroom	716	±497	2.2%	±1.6	171	±166	0.7%	±0.7	545
1 bedroom	3,177	±1,009	9.9%	±3.1	902	±466	3.6%	±1.9	2,275
2 or 3 bedrooms	23,349	±1,505	72.6%	±4.3	19,267	±1,404	77.7%	±3.7	4,082
4 or more bedrooms	4,907	±951	15.3%	±2.9	4,448	±927	17.9%	±3.5	459
COMPLETE FACILITIES									
With complete plumbing facilities	32,090	±1,089	99.8%	±0.3	24,729	±1,347	99.8%	±0.3	7,361
With complete kitchen facilities	31,841	±1,120	99.0%	±0.8	24,628	±1,361	99.4%	±0.6	7,213
VEHICLES AVAILABLE									
No vehicle available	1,402	±690	4.4%	±2.1	547	±289	2.2%	±1.2	855
1 vehicle available	8,199	±1,308	25.5%	±4.0	4,812	±857	19.4%	±3.5	3,387
2 vehicles available	9,676	±1,332	30.1%	±4.0	7,360	±1,291	29.7%	±4.9	2,316
3 or more vehicles available	12,872	±1,572	40.0%	±4.7	12,069	±1,560	48.7%	±5.3	803
TELEPHONE SERVICE AVAILABLE									

Table: ACSST1Y2022.S2504

	ng units		Percent renter-occupied housing units	
Label	Margin of Error	Estimate	Margin of Error	
Occupied housing units	±1,365	7,361	±1,365	
UNITS IN STRUCTURE				
1, detached	±703	24.5%	±8.4	
1, attached	±156	1.3%	±2.1	
2 apartments	±490	10.9%	±6.6	
3 or 4 apartments	±513	9.0%	±6.5	
5 to 9 apartments	±425	7.0%	±5.6	
10 or more apartments	±853	31.1%	±10.5	
Mobile home or other type of housing	±595	16.4%	±7.5	
YEAR STRUCTURE BUILT				
2020 or later	±214	0.0%	±2.5	
2010 to 2019	±403	8.6%	±5.3	
2000 to 2009	±301	6.0%	±4.2	
1980 to 1999	±1,160	50.7%	±11.7	
1960 to 1979	±581	16.6%	±7.3	
1940 to 1959	±494	9.3%	±6.5	
1939 or earlier	±334	8.8%	±4.7	
ROOMS				
1 room	±506	7.4%	±6.9	
2 or 3 rooms	±811	27.7%	±9.8	
4 or 5 rooms	±1,136	50.5%	±11.7	
6 or 7 rooms	±374	7.3%	±5.1	
8 or more rooms	±351	7.1%	±4.7	
BEDROOMS				
No bedroom	±506	7.4%	±6.9	
1 bedroom	±886	30.9%	±10.8	
2 or 3 bedrooms	±1,120	55.5%	±10.6	
4 or more bedrooms	±333	6.2%	±4.5	
COMPLETE FACILITIES				
With complete plumbing facilities	±1,365	100.0%	±2.5	
With complete kitchen facilities	±1,379	98.0%	±2.5	
VEHICLES AVAILABLE				
No vehicle available	±607	11.6%	±8.1	
1 vehicle available	±1,039	46.0%	±10.6	
2 vehicles available	±806	31.5%	±9.1	
3 or more vehicles available	±413	10.9%	±5.7	
TELEPHONE SERVICE AVAILABLE				

Table: ACSST1Y2022.S2504

Lewis County, Washington									
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housi
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
With telephone service	31,180	±1,238	97.0%	±1.9	24,522	±1,363	98.9%	±0.8	6,658
HOUSE HEATING FUEL									
Utility gas	N	N	N	N	N	N	N	N	N
Bottled, tank, or LP gas	N	N	N	N	N	N	N	N	N
Electricity	N	N	N	N	N	N	N	N	N
Fuel oil, kerosene, etc.	N	N	N	N	N	N	N	N	N
Coal or coke	N	N	N	N	N	N	N	N	N
All other fuels	N	N	N	N	N	N	N	N	N
No fuel used	N	N	N	N	N	N	N	N	N

Table: ACSST1Y2022.S2504

	ng units	Percent renter-occupied housing units	
Label	Margin of Error	Estimate	Margin of Error
With telephone service	±1,319	90.4%	±8.0
HOUSE HEATING FUEL			
Utility gas	N	N	N
Bottled, tank, or LP gas	N	N	N
Electricity	N	N	N
Fuel oil, kerosene, etc.	N	N	N
Coal or coke	N	N	N
All other fuels	N	N	N
No fuel used	N	N	N

Table: ACSST1Y2022.S0101

	Lewis County, Washington								
	Total		Percent		Male		Percent Male		Female
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total population	85,370	*****	(X)	(X)	43,022	±1,039	(X)	(X)	42,348
AGE									
Under 5 years	4,486	±683	5.3%	±0.8	2,192	±605	5.1%	±1.4	2,294
5 to 9 years	4,476	±1,070	5.2%	±1.3	2,346	±729	5.5%	±1.7	2,130
10 to 14 years	5,488	±909	6.4%	±1.1	2,496	±754	5.8%	±1.7	2,992
15 to 19 years	5,300	±810	6.2%	±0.9	3,198	±650	7.4%	±1.4	2,102
20 to 24 years	4,810	±784	5.6%	±0.9	2,828	±484	6.6%	±1.2	1,982
25 to 29 years	4,822	±527	5.6%	±0.6	2,195	±207	5.1%	±0.5	2,627
30 to 34 years	5,250	±421	6.1%	±0.5	2,735	±344	6.4%	±0.8	2,515
35 to 39 years	5,536	±1,086	6.5%	±1.3	3,328	±797	7.7%	±1.9	2,208
40 to 44 years	5,234	±1,041	6.1%	±1.2	2,240	±678	5.2%	±1.6	2,994
45 to 49 years	4,675	±446	5.5%	±0.5	2,497	±341	5.8%	±0.8	2,178
50 to 54 years	4,809	±320	5.6%	±0.4	2,328	±153	5.4%	±0.4	2,481
55 to 59 years	4,440	±1,027	5.2%	±1.2	2,066	±669	4.8%	±1.6	2,374
60 to 64 years	7,312	±1,068	8.6%	±1.3	3,626	±762	8.4%	±1.7	3,686
65 to 69 years	5,183	±1,010	6.1%	±1.2	2,643	±615	6.1%	±1.4	2,540
70 to 74 years	6,128	±1,014	7.2%	±1.2	2,906	±595	6.8%	±1.4	3,222
75 to 79 years	3,754	±765	4.4%	±0.9	1,344	±430	3.1%	±1.0	2,410
80 to 84 years	2,156	±748	2.5%	±0.9	1,345	±509	3.1%	±1.2	811
85 years and over	1,511	±524	1.8%	±0.6	709	±395	1.6%	±0.9	802
SELECTED AGE CATEGORIES									
5 to 14 years	9,964	±745	11.7%	±0.9	4,842	±657	11.3%	±1.4	5,122
15 to 17 years	3,599	±444	4.2%	±0.5	2,328	±474	5.4%	±1.0	1,271
Under 18 years	18,049	±330	21.1%	±0.4	9,362	±888	21.8%	±1.7	8,687
18 to 24 years	6,511	±523	7.6%	±0.6	3,698	±420	8.6%	±1.0	2,813
15 to 44 years	30,952	±977	36.3%	±1.1	16,524	±684	38.4%	±1.4	14,428
16 years and over	69,674	±519	81.6%	±0.6	35,176	±713	81.8%	±1.7	34,498
18 years and over	67,321	±330	78.9%	±0.4	33,660	±604	78.2%	±1.7	33,661
21 years and over	64,688	±804	75.8%	±0.9	32,247	±855	75.0%	±2.4	32,441
60 years and over	26,044	±1,060	30.5%	±1.2	12,573	±896	29.2%	±1.9	13,471
62 years and over	23,514	±1,028	27.5%	±1.2	11,551	±854	26.8%	±1.8	11,963
65 years and over	18,732	±508	21.9%	±0.6	8,947	±389	20.8%	±0.9	9,785
75 years and over	7,421	±402	8.7%	±0.5	3,398	±85	7.9%	±0.3	4,023
SUMMARY INDICATORS									
Median age (years)	42.4	±0.5	(X)	(X)	40.7	±2.2	(X)	(X)	42.9
Sex ratio (males per 100 females)	101.6	±5.0	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Age dependency ratio	75.7	±2.5	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Old-age dependency ratio	38.6	±1.6	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Child dependency ratio	37.1	±1.1	(X)	(X)	(X)	(X)	(X)	(X)	(X)
PERCENT ALLOCATED									

Table: ACSST1Y2022.S0101

		Percent Female	
Label	Margin of Error	Estimate	Margin of Error
Total population	±1,039	(X)	(X)
AGE			
Under 5 years	±683	5.4%	±1.5
5 to 9 years	±777	5.0%	±1.8
10 to 14 years	±670	7.1%	±1.6
15 to 19 years	±397	5.0%	±1.0
20 to 24 years	±475	4.7%	±1.1
25 to 29 years	±479	6.2%	±1.1
30 to 34 years	±282	5.9%	±0.7
35 to 39 years	±796	5.2%	±1.9
40 to 44 years	±859	7.1%	±2.1
45 to 49 years	±258	5.1%	±0.6
50 to 54 years	±301	5.9%	±0.7
55 to 59 years	±704	5.6%	±1.7
60 to 64 years	±751	8.7%	±1.8
65 to 69 years	±633	6.0%	±1.5
70 to 74 years	±745	7.6%	±1.7
75 to 79 years	±684	5.7%	±1.6
80 to 84 years	±414	1.9%	±1.0
85 years and over	±351	1.9%	±0.8
SELECTED AGE CATEGORIES			
5 to 14 years	±469	12.1%	±1.0
15 to 17 years	±155	3.0%	±0.3
Under 18 years	±906	20.5%	±1.8
18 to 24 years	±320	6.6%	±0.7
15 to 44 years	±606	34.1%	±1.5
16 years and over	±670	81.5%	±1.8
18 years and over	±611	79.5%	±1.8
21 years and over	±690	76.6%	±1.6
60 years and over	±803	31.8%	±1.9
62 years and over	±758	28.2%	±1.8
65 years and over	±573	23.1%	±1.3
75 years and over	±404	9.5%	±0.9
SUMMARY INDICATORS			
Median age (years)	±1.0	(X)	(X)
Sex ratio (males per 100 females)	(X)	(X)	(X)
Age dependency ratio	(X)	(X)	(X)
Old-age dependency ratio	(X)	(X)	(X)
Child dependency ratio	(X)	(X)	(X)
PERCENT ALLOCATED			

Table: ACSST1Y2022.S0101

Lewis County, Washington									
	Total		Percent		Male		Percent Male		Female
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Sex	(X)	(X)	0.1%	(X)	(X)	(X)	(X)	(X)	(X)
Age	(X)	(X)	0.8%	(X)	(X)	(X)	(X)	(X)	(X)

Table: ACSST1Y2022.S0101

	Percent Female		
Label	Margin of Error	Estimate	Margin of Error
Sex	(X)	(X)	(X)
Age	(X)	(X)	(X)

Table: ACSST1Y2022.S1101

	Lewis County, Washington								
	Total		Married-couple family household		Male householder, no spouse present, family household		Female householder, no spouse present, family household		Nonfamily household
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
HOUSEHOLDS									
Total households	32,149	±1,078	15,693	±1,663	2,052	±741	2,897	±915	11,507
Average household size	2.64	±0.09	3.36	±0.22	3.87	±0.88	3.72	±0.64	1.17
FAMILIES									
Total families	20,642	±1,480	15,693	±1,663	2,052	±741	2,897	±915	(X)
Average family size	3.26	±0.20	3.30	±0.21	3.05	±0.71	3.21	±0.65	(X)
AGE OF OWN CHILDREN									
Households with own children of the householder under 18 years	6,215	±1,138	4,280	±897	1,172	±600	763	±390	(X)
Under 6 years only	13.5%	±6.7	5.5%	±4.7	47.6%	±26.1	5.8%	±7.2	(X)
Under 6 years and 6 to 17 years	27.3%	±8.8	32.2%	±10.5	5.1%	±9.3	33.8%	±29.1	(X)
6 to 17 years only	59.3%	±9.6	62.3%	±11.0	47.3%	±26.3	60.4%	±28.4	(X)
Total households	32,149	±1,078	15,693	±1,663	2,052	±741	2,897	±915	11,507
SELECTED HOUSEHOLDS BY TYPE									
Households with one or more people under 18 years	24.5%	±3.4	33.7%	±5.3	75.3%	±15.7	35.2%	±19.0	0.3%
Households with one or more people 60 years and over	54.9%	±3.1	54.0%	±5.1	24.4%	±12.0	46.8%	±17.0	63.7%
Households with one or more people 65 years and over	43.0%	±2.6	(X)	(X)	(X)	(X)	(X)	(X)	48.2%
Householder living alone	30.0%	±4.3	(X)	(X)	(X)	(X)	(X)	(X)	83.9%
65 years and over	16.2%	±3.8	(X)	(X)	(X)	(X)	(X)	(X)	45.4%
UNITS IN STRUCTURE									
1-unit structures	73.2%	±3.9	87.8%	±3.8	70.4%	±17.5	54.5%	±16.8	58.5%
2-or-more-unit structures	13.3%	±3.2	1.4%	±1.5	19.9%	±17.2	26.9%	±18.7	24.8%
Mobile homes and all other types of units	13.6%	±2.9	10.8%	±3.4	9.7%	±8.4	18.6%	±14.2	16.7%
HOUSING TENURE									
Owner-occupied housing units	77.1%	±4.0	93.8%	±3.3	62.0%	±18.8	57.4%	±17.1	61.9%
Renter-occupied housing units	22.9%	±4.0	6.2%	±3.3	38.0%	±18.8	42.6%	±17.1	38.1%

Table: ACSST1Y2022.S1101

Label	Margin of Error
HOUSEHOLDS	
Total households	±1,487
Average household size	±0.05
FAMILIES	
Total families	(X)
Average family size	(X)
AGE OF OWN CHILDREN	
Households with own children of the householder under 18 years	(X)
Under 6 years only	(X)
Under 6 years and 6 to 17 years	(X)
6 to 17 years only	(X)
Total households	±1,487
SELECTED HOUSEHOLDS BY TYPE	
Households with one or more people under 18 years	±0.5
Households with one or more people 60 years and over	±8.2
Households with one or more people 65 years and over	±8.4
Householder living alone	±5.0
65 years and over	±8.4
UNITS IN STRUCTURE	
1-unit structures	±7.0
2-or-more-unit structures	±7.0
Mobile homes and all other types of units	±5.2
HOUSING TENURE	
Owner-occupied housing units	±7.3
Renter-occupied housing units	±7.3

Table: ACSST1Y2022.S1601

Lewis County, Washington									
	Total		Percent		Percent of specified language speakers				
					Speak English only or speak English "very well"		Percent speak English only or speak English "very well"		Speak English less than
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Population 5 years and over	N	N	(X)	(X)	N	N	N	N	N
Speak only English	N	N	N	N	(X)	(X)	(X)	(X)	(X)
Speak a language other than English	N	N	N	N	N	N	N	N	N
SPEAK A LANGUAGE OTHER THAN ENGLISH									
Spanish	N	N	N	N	N	N	N	N	N
5 to 17 years old	N	N	N	N	N	N	N	N	N
18 to 64 years old	N	N	N	N	N	N	N	N	N
65 years old and over	N	N	N	N	N	N	N	N	N
Other Indo-European languages	N	N	N	N	N	N	N	N	N
5 to 17 years old	N	N	N	N	N	N	N	N	N
18 to 64 years old	N	N	N	N	N	N	N	N	N
65 years old and over	N	N	N	N	N	N	N	N	N
Asian and Pacific Island languages	N	N	N	N	N	N	N	N	N
5 to 17 years old	N	N	N	N	N	N	N	N	N
18 to 64 years old	N	N	N	N	N	N	N	N	N
65 years old and over	N	N	N	N	N	N	N	N	N
Other languages	N	N	N	N	N	N	N	N	N
5 to 17 years old	N	N	N	N	N	N	N	N	N
18 to 64 years old	N	N	N	N	N	N	N	N	N
65 years old and over	N	N	N	N	N	N	N	N	N
CITIZENS 18 YEARS AND OVER									
All citizens 18 years old and over	64,894	±864	(X)	(X)	63,924	±987	98.5%	±0.8	970
Speak only English	61,604	±971	94.9%	±1.3	(X)	(X)	(X)	(X)	(X)
Speak a language other than English	3,290	±865	5.1%	±1.3	2,320	±782	70.5%	±13.6	970
Spanish	1,848	±599	2.8%	±0.9	1,526	±611	82.6%	±15.3	322
Other languages	1,442	±559	2.2%	±0.9	794	±417	55.1%	±20.8	648

Table: ACSST1Y2022.S1601

	Percent speak English less than "very well"		
	Margin of Error	Estimate	Margin of Error
Population 5 years and over	N	N	N
Speak only English	(X)	(X)	(X)
Speak a language other than English	N	N	N
SPEAK A LANGUAGE OTHER THAN ENGLISH			
Spanish	N	N	N
5 to 17 years old	N	N	N
18 to 64 years old	N	N	N
65 years old and over	N	N	N
Other Indo-European languages	N	N	N
5 to 17 years old	N	N	N
18 to 64 years old	N	N	N
65 years old and over	N	N	N
Asian and Pacific Island languages	N	N	N
5 to 17 years old	N	N	N
18 to 64 years old	N	N	N
65 years old and over	N	N	N
Other languages	N	N	N
5 to 17 years old	N	N	N
18 to 64 years old	N	N	N
65 years old and over	N	N	N
CITIZENS 18 YEARS AND OVER			
All citizens 18 years old and over	±488	1.5%	±0.8
Speak only English	(X)	(X)	(X)
Speak a language other than English	±488	29.5%	±13.6
Spanish	±284	17.4%	±15.3
Other languages	±395	44.9%	±20.8

Table: ACSST1Y2022.S2503

	Lewis County, Washington								
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housi
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	32,149	±1,078	32,149	±1,078	24,788	±1,339	24,788	±1,339	7,361
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2022 INFLATION-ADJUSTED DOLLARS)									
Less than \$5,000	1,012	±506	3.1%	±1.6	893	±512	3.6%	±2.0	119
\$5,000 to \$9,999	544	±460	1.7%	±1.4	181	±180	0.7%	±0.7	363
\$10,000 to \$14,999	594	±368	1.8%	±1.1	388	±309	1.6%	±1.2	206
\$15,000 to \$19,999	1,194	±597	3.7%	±1.8	535	±377	2.2%	±1.5	659
\$20,000 to \$24,999	1,568	±702	4.9%	±2.2	725	±324	2.9%	±1.3	843
\$25,000 to \$34,999	2,696	±897	8.4%	±2.8	1,612	±631	6.5%	±2.5	1,084
\$35,000 to \$49,999	3,804	±1,095	11.8%	±3.4	2,131	±679	8.6%	±2.8	1,673
\$50,000 to \$74,999	5,877	±1,243	18.3%	±3.8	4,910	±1,144	19.8%	±4.3	967
\$75,000 to \$99,999	4,724	±999	14.7%	±3.1	4,068	±971	16.4%	±3.7	656
\$100,000 to \$149,999	5,456	±1,104	17.0%	±3.4	4,855	±1,078	19.6%	±4.3	601
\$150,000 or more	4,680	±957	14.6%	±3.0	4,490	±954	18.1%	±3.8	190
Median household income (dollars)	69,067	±7,993	69,067	±7,993	83,568	±9,619	83,568	±9,619	40,104
MONTHLY HOUSING COSTS									
Less than \$300	1,337	±537	4.2%	±1.7	1,065	±485	4.3%	±1.9	N
\$300 to \$499	3,797	±928	11.8%	±2.8	3,387	±849	13.7%	±3.3	N
\$500 to \$799	5,722	±1,080	17.8%	±3.3	4,526	±849	18.3%	±3.5	N
\$800 to \$999	3,304	±891	10.3%	±2.8	1,879	±621	7.6%	±2.4	N
\$1,000 to \$1,499	7,568	±1,289	23.5%	±3.9	5,053	±1,077	20.4%	±4.1	N
\$1,500 to \$1,999	4,797	±1,046	14.9%	±3.1	4,273	±942	17.2%	±3.8	N
\$2,000 to \$2,499	2,925	±883	9.1%	±2.8	2,839	±873	11.5%	±3.4	N
\$2,500 to \$2,999	1,179	±542	3.7%	±1.7	1,014	±514	4.1%	±2.0	N
\$3,000 or more	752	±362	2.3%	±1.1	752	±362	3.0%	±1.5	N
No cash rent	768	±493	2.4%	±1.5	(X)	(X)	(X)	(X)	N
Median (dollars)	1,092	±67	1,092	±67	1,179	±118	1,179	±118	999
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS									
Less than \$20,000	3,020	±1,031	9.4%	±3.1	1,870	±774	7.5%	±3.1	1,150
Less than 20 percent	121	±148	0.4%	±0.5	121	±148	0.5%	±0.6	0
20 to 29 percent	426	±397	1.3%	±1.2	163	±262	0.7%	±1.1	263
30 percent or more	2,473	±910	7.7%	±2.8	1,586	±692	6.4%	±2.8	887
\$20,000 to \$34,999	3,859	±951	12.0%	±3.0	2,337	±678	9.4%	±2.7	1,522
Less than 20 percent	301	±210	0.9%	±0.7	277	±208	1.1%	±0.8	24
20 to 29 percent	561	±334	1.7%	±1.0	561	±334	2.3%	±1.4	0

Table: ACSST1Y2022.S2503

	ng units		Percent renter-occupied housing units	
Label	Margin of Error	Estimate	Margin of Error	
Occupied housing units	±1,365	7,361	±1,365	
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2022 INFLATION-ADJUSTED DOLLARS)				
Less than \$5,000	±115	1.6%	±1.6	
\$5,000 to \$9,999	±361	4.9%	±4.9	
\$10,000 to \$14,999	±211	2.8%	±2.9	
\$15,000 to \$19,999	±454	9.0%	±5.9	
\$20,000 to \$24,999	±598	11.5%	±7.6	
\$25,000 to \$34,999	±709	14.7%	±9.2	
\$35,000 to \$49,999	±847	22.7%	±10.2	
\$50,000 to \$74,999	±520	13.1%	±7.4	
\$75,000 to \$99,999	±432	8.9%	±5.8	
\$100,000 to \$149,999	±439	8.2%	±5.8	
\$150,000 or more	±201	2.6%	±2.8	
Median household income (dollars)	±8,917	40,104	±8,917	
MONTHLY HOUSING COSTS				
Less than \$300	N	N	N	
\$300 to \$499	N	N	N	
\$500 to \$799	N	N	N	
\$800 to \$999	N	N	N	
\$1,000 to \$1,499	N	N	N	
\$1,500 to \$1,999	N	N	N	
\$2,000 to \$2,499	N	N	N	
\$2,500 to \$2,999	N	N	N	
\$3,000 or more	N	N	N	
No cash rent	N	N	N	
Median (dollars)	±81	999	±81	
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
Less than \$20,000	±590	15.6%	±7.5	
Less than 20 percent	±214	0.0%	±2.5	
20 to 29 percent	±304	3.6%	±4.0	
30 percent or more	±498	12.0%	±6.5	
\$20,000 to \$34,999	±741	20.7%	±9.1	
Less than 20 percent	±51	0.3%	±0.7	
20 to 29 percent	±214	0.0%	±2.5	

Table: ACSST1Y2022.S2503

	Lewis County, Washington								
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housi
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
30 percent or more	2,997	±850	9.3%	±2.6	1,499	±540	6.0%	±2.2	1,498
\$35,000 to \$49,999	3,804	±1,095	11.8%	±3.4	2,131	±679	8.6%	±2.8	1,673
Less than 20 percent	1,125	±593	3.5%	±1.8	1,041	±536	4.2%	±2.2	84
20 to 29 percent	1,085	±593	3.4%	±1.8	487	±316	2.0%	±1.3	598
30 percent or more	1,594	±713	5.0%	±2.2	603	±341	2.4%	±1.4	991
\$50,000 to \$74,999	5,743	±1,229	17.9%	±3.8	4,910	±1,144	19.8%	±4.3	833
Less than 20 percent	2,731	±753	8.5%	±2.4	2,290	±681	9.2%	±2.7	441
20 to 29 percent	1,309	±508	4.1%	±1.6	948	±455	3.8%	±1.8	361
30 percent or more	1,703	±897	5.3%	±2.8	1,672	±892	6.7%	±3.5	31
\$75,000 or more	14,828	±1,480	46.1%	±4.6	13,413	±1,476	54.1%	±5.1	1,415
Less than 20 percent	11,075	±1,462	34.4%	±4.6	9,951	±1,436	40.1%	±5.3	1,124
20 to 29 percent	2,331	±749	7.3%	±2.3	2,143	±682	8.6%	±2.7	188
30 percent or more	1,422	±620	4.4%	±1.9	1,319	±601	5.3%	±2.4	103
Zero or negative income	127	±123	0.4%	±0.4	127	±123	0.5%	±0.5	0
No cash rent	768	±493	2.4%	±1.5	(X)	(X)	(X)	(X)	768

Table: ACSST1Y2022.S2503

	ng units	Percent renter-occupied housing units	
Label	Margin of Error	Estimate	Margin of Error
30 percent or more	±747	20.4%	±9.2
\$35,000 to \$49,999	±847	22.7%	±10.2
Less than 20 percent	±142	1.1%	±1.9
20 to 29 percent	±508	8.1%	±6.6
30 percent or more	±639	13.5%	±8.2
\$50,000 to \$74,999	±487	11.3%	±7.1
Less than 20 percent	±394	6.0%	±5.5
20 to 29 percent	±271	4.9%	±3.8
30 percent or more	±52	0.4%	±0.7
\$75,000 or more	±604	19.2%	±7.9
Less than 20 percent	±485	15.3%	±6.6
20 to 29 percent	±289	2.6%	±3.9
30 percent or more	±170	1.4%	±2.3
Zero or negative income	±214	0.0%	±2.5
No cash rent	±493	10.4%	±6.3

Table: ACSEEO5Y2018.EEOALL1W

Lewis County, Washington									
Agricultural workers									
Total, race and ethnicity									
Hispanic or Latino									
Not Hispanic or Latino, one race									
White alone									
Black or African American alone									
American Indian and Alaska Native alone									
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total, both sexes									
Number	280	±131	90	±49	185	±120	0	±27	0
Percent	100.0%	±10.2	32.1%	±19.5	66.1%	±19.5	0.0%	±10.2	0.0%
Male									
Number	175	±90	30	±27	145	±89	0	±27	0
Percent	62.5%	±14.9	10.7%	±10.5	51.8%	±16.8	0.0%	±10.2	0.0%
Female									
Number	105	±68	60	±43	40	±49	0	±27	0
Percent	37.5%	±15.6	21.4%	±15.6	14.3%	±13.4	0.0%	±10.2	0.0%

Table: ACSEEO5Y2018.EEOALL1W

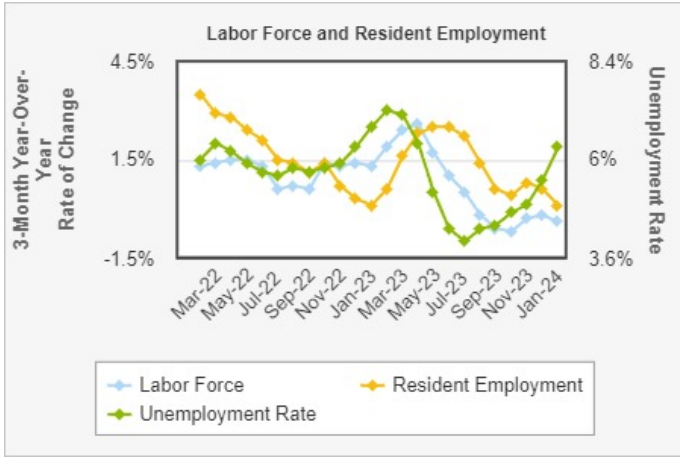
	Balance of not Hispanic or Latino						
	Alaska Native alone		Asian alone		Native Hawaiian and Other Pacific Islander alone		
Label	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total, both sexes							
Number	±27	0	±27	0	±27	4	±2
Percent	±10.2	0.0%	±10.2	0.0%	±10.2	1.4%	±1.0
Male							
Number	±27	0	±27	0	±27	0	±27
Percent	±10.2	0.0%	±10.2	0.0%	±10.2	0.0%	±10.2
Female							
Number	±27	0	±27	0	±27	4	±2
Percent	±10.2	0.0%	±10.2	0.0%	±10.2	1.4%	±1.0

Lewis County, Washington

Prepared by: PD&R / Economic & Market Analysis Division (EMAD)
Northwest Regional Office

Created on: 19 April 2024

ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics

Data Source: U.S. Bureau of Labor Statistics

	3-Month Average			3-Month Year-Over-Year Change			
	January 2022	January 2023	January 2024	January 2022 to January 2023		January 2023 to January 2024	
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	34,911	5.6	35,354	443	1.3	-156	-0.4
Resident Employment	32,942	5.6	32,962	20	0.1	28	0.1
Unemployment Rate (%)			6.8	n/a	n/a	n/a	n/a
	September 2021	September 2022	September 2023	September 2021 to September 2022		September 2022 to September 2023	
QCEW Employment	26,891	1.7	27,335	444	1.7	539	2

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

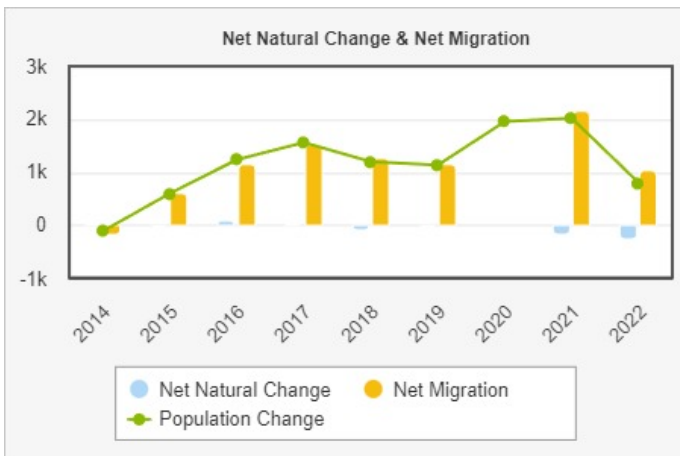
	Decennial Census				ACS & Population Estimates Program						
	April 2010	April 2020	Average Annual Change 2010 to 2020		July 2020	July 2021	July 2022	2020 to 2021		2021 to 2022	
			Number	Percent				Number	Percent	Number	Percent
Population	75,455	82,149	669	0.9	82,556	84,575	85,370	2,019	2.4	795	0.9
Households	29,743	31,693	195	0.6	n/a	32,304	32,149	n/a	n/a	-155	-0.5

Data Source: 1 - 2010 Census; 2020 Census; U.S. Census Bureau Population Estimates

2 - 2010 Census; 2020 Census; 2020, 2021 and 2022 American Community Surveys (1 - Year)

Note: 1 - Population estimates data shown here may not match those found on the Census website due to their use of the updated September 2018 OMB metro area definitions.

2 - 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions.



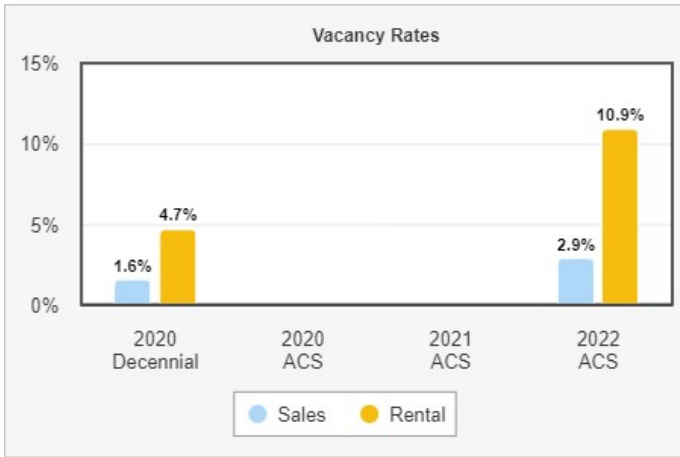
Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes

2 - Net Migration includes residual population change

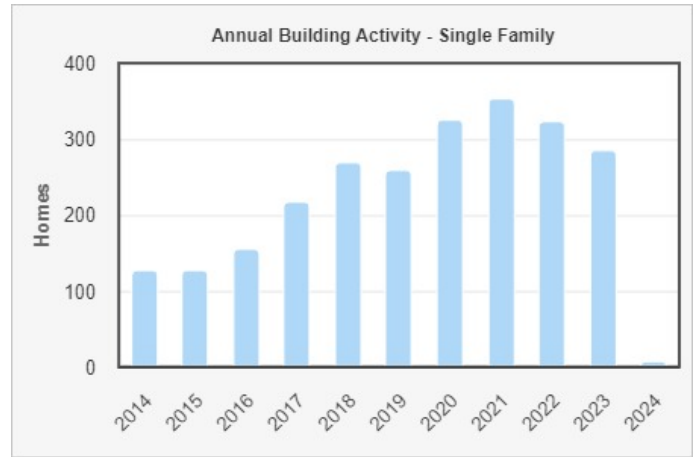
3 - Annual components of population change are not available for 2020

4 - Population estimates data shown here may not match those found on the Census website due to their use of the updated September 2018 OMB metro definitions.



Data Source: 2020 Census; 2020, 2021 and 2022 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



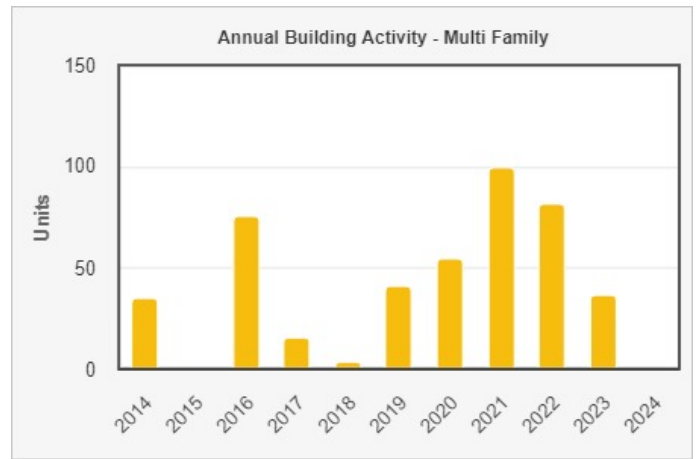
Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2023 and 2024 is preliminary, through January 2024

Housing Inventory by Tenure				
	2020 Decennial	2020 ACS	2021 ACS	2022 ACS
Total Housing Units	35,412	n/a	35,908	36,370
Occupied	31,693	n/a	32,304	32,149
Owners	22,510	n/a	24,370	24,788
% Owners	71.0	n/a	75.4	77.1
Renters	9,183	n/a	7,934	7,361
% Renters	29.0	n/a	24.6	22.9
Total Vacant	3,719	n/a	3,604	4,221
Available for Sale	375	n/a	n/a	745
Available for Rent	456	n/a	n/a	901
Other Vacant	2,888	n/a	n/a	2,575

Data Source: 2020 Census; 2020, 2021 and 2022 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2023 and 2024 is preliminary, through January 2024

**2021 Median House Prices by County - RCW 6.13.030, Section 2**

<u>COUNTY</u>	<u>MEDIAN PRICE</u>
Adams	\$257,900
Asotin	\$250,800
Benton	\$378,200
Chelan	\$502,800
Clallam	\$420,600
Clark	\$481,600
Columbia	\$256,200
Cowlitz	\$362,100
Douglas	\$450,000
Ferry	\$229,200
Franklin	\$378,200
Garfield	\$250,800
Grant	\$311,700
Grays Harbor	\$309,900
Island	\$532,500
Jefferson	\$569,400
King	\$838,300
Kitsap	\$497,500
Kittitas	\$485,400
Klickitat	\$399,100
Lewis	\$364,300
Lincoln	\$215,600
Mason	\$378,300
Okanogan	\$309,000
Pacific	\$303,100
Pend Oreille	\$289,400
Pierce	\$508,300
San Juan	\$887,500
Skagit	\$499,500
Skamania	\$400,000
Snohomish	\$676,900
Spokane	\$390,200
Stevens	\$289,400
Thurston	\$460,500
Wahkiakum	\$393,700
Walla Walla	\$376,400
Whatcom	\$547,400
Whitman	\$355,900
Yakima	\$327,200

Work Area Profile Analysis

Workers: Employed in Lewis County, WA □

Showing: Employment locations

Total All Jobs

	2021	
	Count	Share
Total All Jobs	24,522	100.0%

Jobs by Worker Age

	2021	
	Count	Share
Age 29 or younger	5,731	23.4%
Age 30 to 54	12,526	51.1%
Age 55 or older	6,265	25.5%

Jobs by Earnings

	2021	
	Count	Share
\$1,250 per month or less	4,429	18.1%
\$1,251 to \$3,333 per month	7,670	31.3%
More than \$3,333 per month	12,423	50.7%

Jobs by NAICS Industry Sector

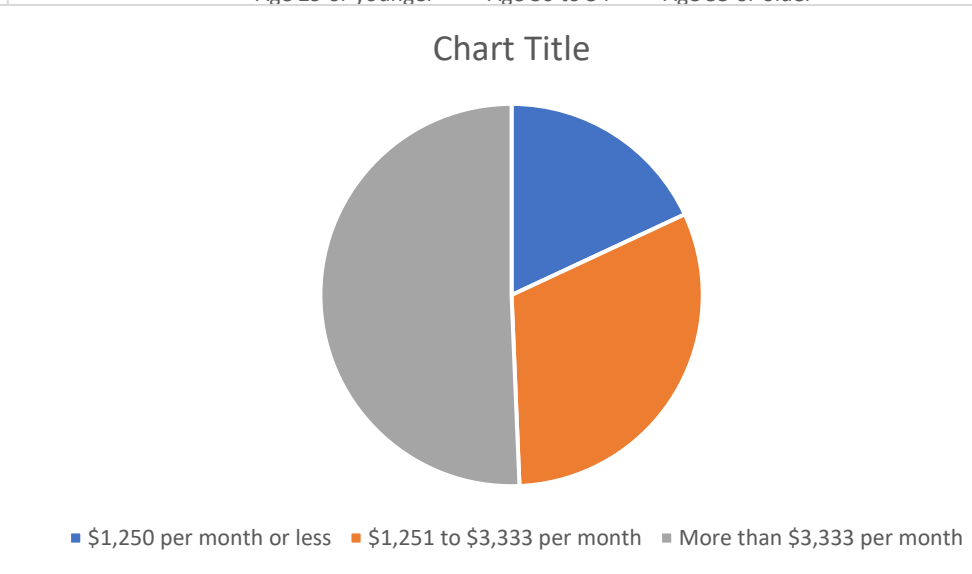
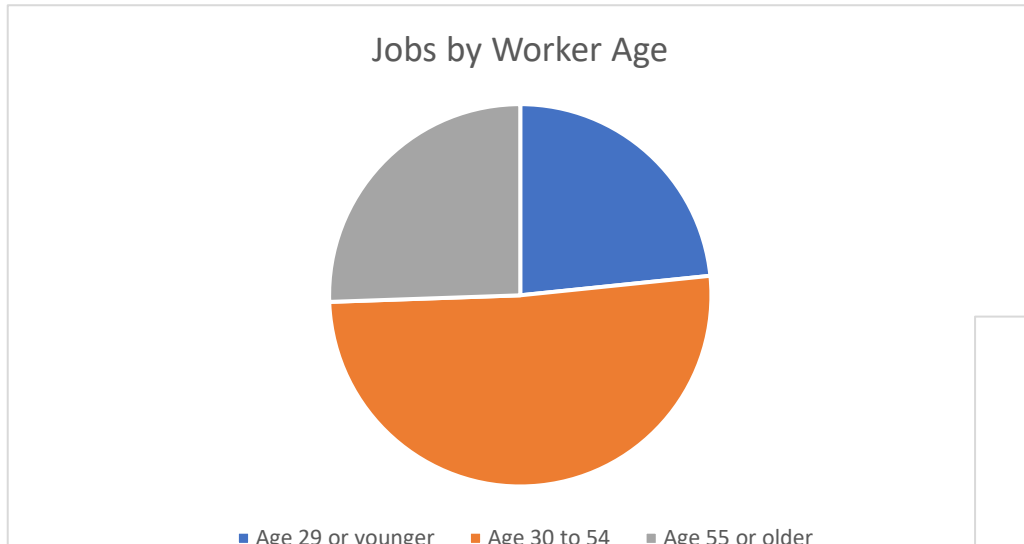
	2021	
	Count	Share
Agriculture, Forestry, Fishing and Hunting	1,002	4.1%
Mining, Quarrying, and Oil and Gas Extraction	225	0.9%
Utilities	303	1.2%
Construction	1,227	5.0%
Manufacturing	2,943	12.0%
Wholesale Trade	1,463	6.0%
Retail Trade	3,408	13.9%
Transportation and Warehousing	1,313	5.4%
Information	195	0.8%
Finance and Insurance	328	1.3%
Real Estate and Rental and Leasing	311	1.3%
Professional, Scientific, and Technical Services	497	2.0%
Management of Companies and Enterprises	77	0.3%
Administration & Support, Waste Management and Remediation	902	3.7%
Educational Services	2,587	10.5%
Health Care and Social Assistance	3,734	15.2%
Arts, Entertainment, and Recreation	164	0.7%
Accommodation and Food Services	2,125	8.7%
Other Services (excluding Public Administration)	489	2.0%
Public Administration	1,229	5.0%

Jobs by Worker Race

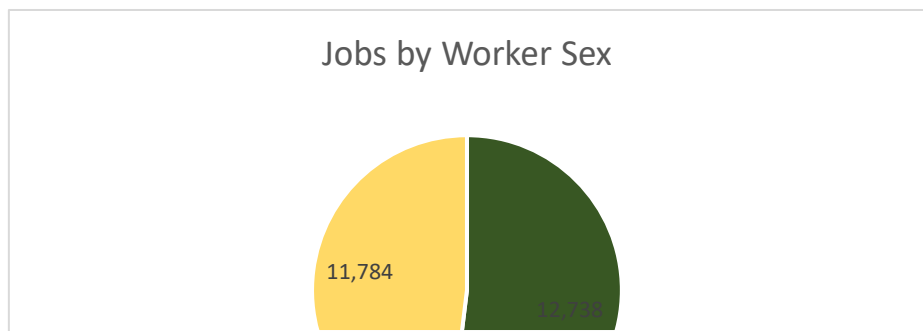
	2021	
	Count	Share
White Alone	22,141	90.3%
Black or African American Alone	447	1.8%
American Indian or Alaska Native Alone	319	1.3%
Asian Alone	786	3.2%
Native Hawaiian or Other Pacific Islander Alone	84	0.3%
Two or More Race Groups	745	3.0%

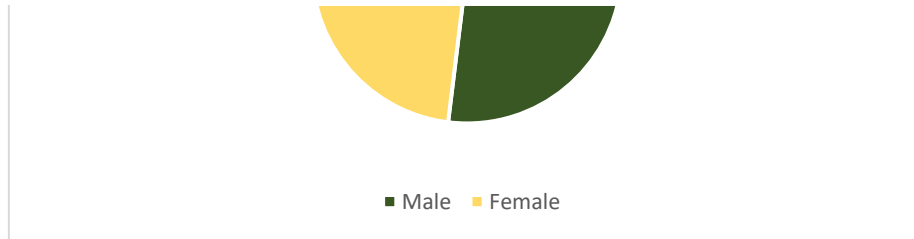
Jobs by Worker Ethnicity

	2021	
	Count	Share

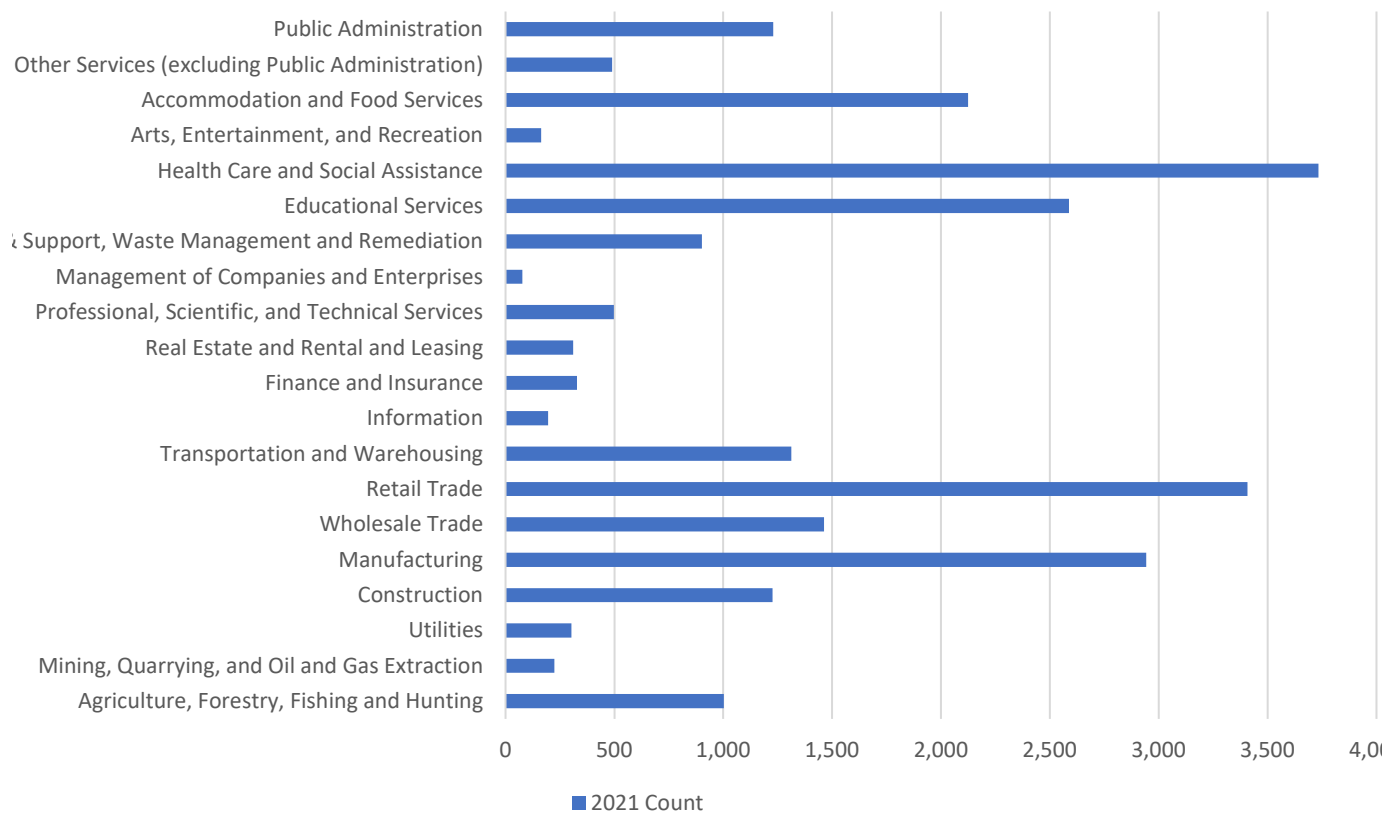


Administration &





Jobs by NAICS Industry Sector



Not Hispanic or Latino	21,870	89.2%
Hispanic or Latino	2,652	10.8%

Jobs by Worker Educational Attainment

	2021	
	Count	Share
Less than high school	2,480	10.1%
High school or equivalent, no college	5,934	24.2%
Some college or Associate degree	6,536	26.7%
Bachelor's degree or advanced degree	3,841	15.7%
Educational attainment not available (workers aged 29 or younger)	5,731	23.4%

Jobs by Worker Sex

	2021	
	Count	Share
Male	12,738	51.9%
Female	11,784	48.1%

MEDIAN HOME PRICES

State of Washington and Counties
Annual, 2016-2023

County	2016	2017	2018	2019	2020	2021	2022	2023
Adams	\$145,900	\$154,100	\$160,600	\$192,700	\$216,900	\$257,900	\$299,200	\$315,000
Asotin	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$250,800	\$292,500	\$307,400
Benton	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300	\$428,500
Chelan	\$275,600	\$305,100	\$337,200	\$357,000	\$418,600	\$502,800	\$589,200	\$550,000
Clallam	\$250,700	\$270,300	\$293,000	\$309,800	\$352,600	\$420,600	\$452,400	\$474,100
Clark	\$294,600	\$332,800	\$359,100	\$371,700	\$403,700	\$481,600	\$543,700	\$541,400
Columbia	\$140,000	\$152,700	\$162,700	\$186,400	\$214,700	\$256,200	\$269,400	\$245,800
Cowlitz	\$199,900	\$225,600	\$246,900	\$275,200	\$307,500	\$362,100	\$383,200	\$397,500
Douglas	\$259,000	\$283,000	\$318,200	\$347,800	\$373,200	\$450,000	\$458,100	\$444,600
Ferry	\$95,000	\$146,700	\$164,000	\$160,000	\$172,900	\$229,200	\$237,500	\$244,400
Franklin	\$222,800	\$244,000	\$276,700	\$299,800	\$329,500	\$378,200	\$440,300	\$428,500
Garfield	\$178,000	\$197,100	\$216,700	\$200,000	\$216,900	\$178,000	\$207,100	\$270,000
Grant	\$182,400	\$190,500	\$202,300	\$227,900	\$258,500	\$311,700	\$357,100	\$336,600
GraysHarbor	\$151,600	\$169,400	\$191,600	\$215,200	\$251,100	\$309,900	\$353,900	\$346,400
Island	\$316,900	\$340,400	\$366,000	\$388,100	\$442,700	\$532,500	\$574,300	\$597,300
Jefferson	\$320,200	\$355,200	\$371,800	\$402,000	\$455,900	\$569,400	\$606,800	\$636,000
King	\$566,200	\$637,700	\$689,900	\$677,700	\$729,600	\$838,300	\$914,300	\$885,000
Kitsap	\$288,400	\$316,600	\$346,800	\$381,400	\$425,100	\$497,500	\$539,800	\$539,500
Kittitas	\$259,900	\$285,300	\$336,000	\$346,200	\$411,000	\$485,400	\$567,500	\$544,400
Klickitat	\$236,600	\$244,100	\$270,000	\$283,100	\$370,800	\$399,100	\$387,100	\$440,300
Lewis	\$174,000	\$199,200	\$227,400	\$258,700	\$304,100	\$364,300	\$400,100	\$396,300
Lincoln	\$80,000	\$105,000	\$115,600	\$142,500	\$202,100	\$215,600	\$239,300	\$239,300
Mason	\$194,100	\$213,600	\$242,900	\$271,900	\$319,600	\$378,300	\$409,900	\$401,900
Okanogan	\$182,900	\$198,700	\$217,800	\$220,400	\$254,500	\$309,000	\$352,500	\$356,400
Pacific	\$143,500	\$165,000	\$189,100	\$206,000	\$234,300	\$303,100	\$317,400	\$332,300
Pend	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800	\$320,900
Pierce	\$279,000	\$315,700	\$347,400	\$372,200	\$424,300	\$508,300	\$554,400	\$537,400
SanJuan	\$467,100	\$516,700	\$550,000	\$652,000	\$694,800	\$887,500	\$958,300	\$956,800
Skagit	\$287,300	\$317,000	\$349,900	\$374,100	\$421,800	\$499,500	\$548,200	\$558,600
Skamania	\$256,500	\$271,600	\$292,000	\$323,100	\$340,500	\$400,000	\$432,600	\$463,900
Snohomish	\$391,700	\$439,300	\$482,100	\$493,000	\$549,400	\$676,900	\$760,600	\$725,700
Spokane	\$207,300	\$222,600	\$246,200	\$276,600	\$318,200	\$390,200	\$440,000	\$430,700
Stevens	\$156,400	\$169,200	\$188,000	\$206,900	\$242,000	\$289,400	\$322,800	\$320,900
Thurston	\$266,100	\$285,800	\$315,800	\$341,200	\$383,600	\$460,500	\$502,500	\$506,600
Wahkiakum	\$212,500	\$226,800	\$240,900	\$256,800	\$313,900	\$393,700	\$412,500	\$425,000
WallaWalla	\$212,300	\$217,900	\$244,900	\$260,300	\$305,500	\$376,400	\$422,900	\$414,700
Whatcom	\$311,700	\$343,600	\$382,300	\$401,300	\$444,400	\$547,400	\$608,300	\$591,900
Whitman	\$228,700	\$241,200	\$264,100	\$287,500	\$291,300	\$355,900	\$393,000	\$403,800
Yakima	\$189,000	\$204,200	\$226,600	\$249,000	\$281,500	\$327,200	\$351,000	\$350,700
Statewide	\$316,400	\$289,100	\$315,900	\$397,900	\$452,400	\$560,400	\$647,900	\$613,000

WCRER Estimates

Due to a change in data providers, home sales for Asotin and Garfield counties are reported separately starting with the 4th Quarter 2022 Housing Market Report, which affects estimates for both median price and seasonally adjusted rate of sales back to Q1 2021.