

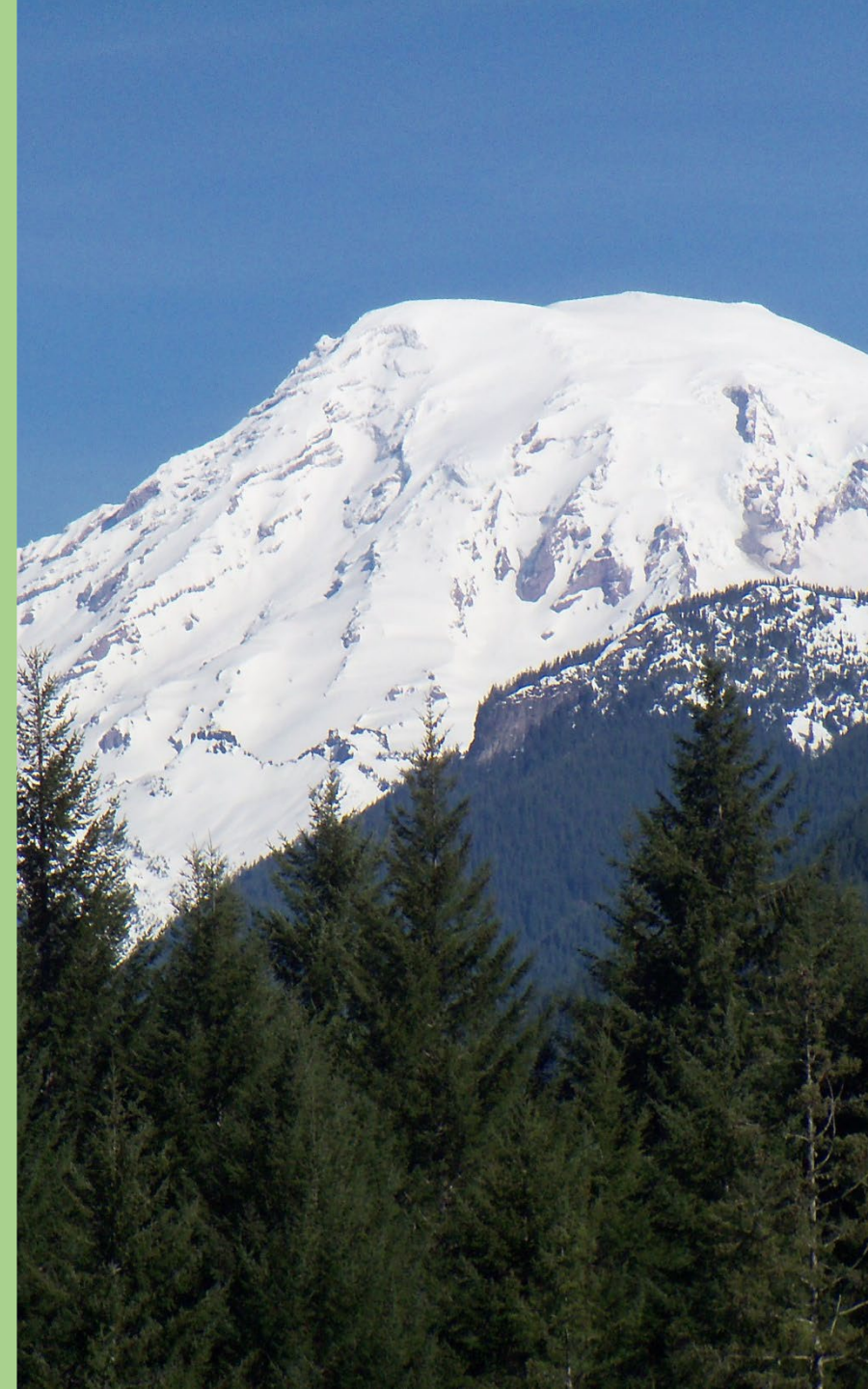


Community Development
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Lewis County Comprehensive Plan Community Engagement

Planning Commission Workshop

June 25, 2024



What is a Comprehensive Plan?

- 20-year vision
- Created with the community
- Addresses growth and impacts of growth
- Must comply with state laws



Why do we need LCA?

- Counties and cities must demonstrate that we have enough land that is zone to accommodate the next 20-years of population growth
- Accommodate means housing and jobs, plus the infrastructure and services needed



Why do we need LCA?

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%



How we do the LCA?

- City do LCA for city limits and UGA
- County uses the UGA data from cities and rural for our LCA
- Example – If land is zoned for low density housing and amended to higher density housing, that means more people can be accommodated and change the LCA.
- Example – If land is zoned for commercial and is amended to industrial, that will change jobs per acre calculation



LCA Results

- Onalaska UGA
 - 2045 Allocation = 700 people
 - UGA Capacity = 755 people
 - Zoning Amendments based on Subarea Plan
- Packwood LAMIRDs
 - 2045 Allocation = 1,200 people
 - Capacity = 6,113 people
 - Infrastructure limitations



Question – Land Capacity Analysis

Next – Housing Needs Assessment



June 25, 2024

Lewis County Planning Commission - Workshop

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What is a Comprehensive Plan?

- 20-year vision
- Created with the community
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- **Must comply with state laws**

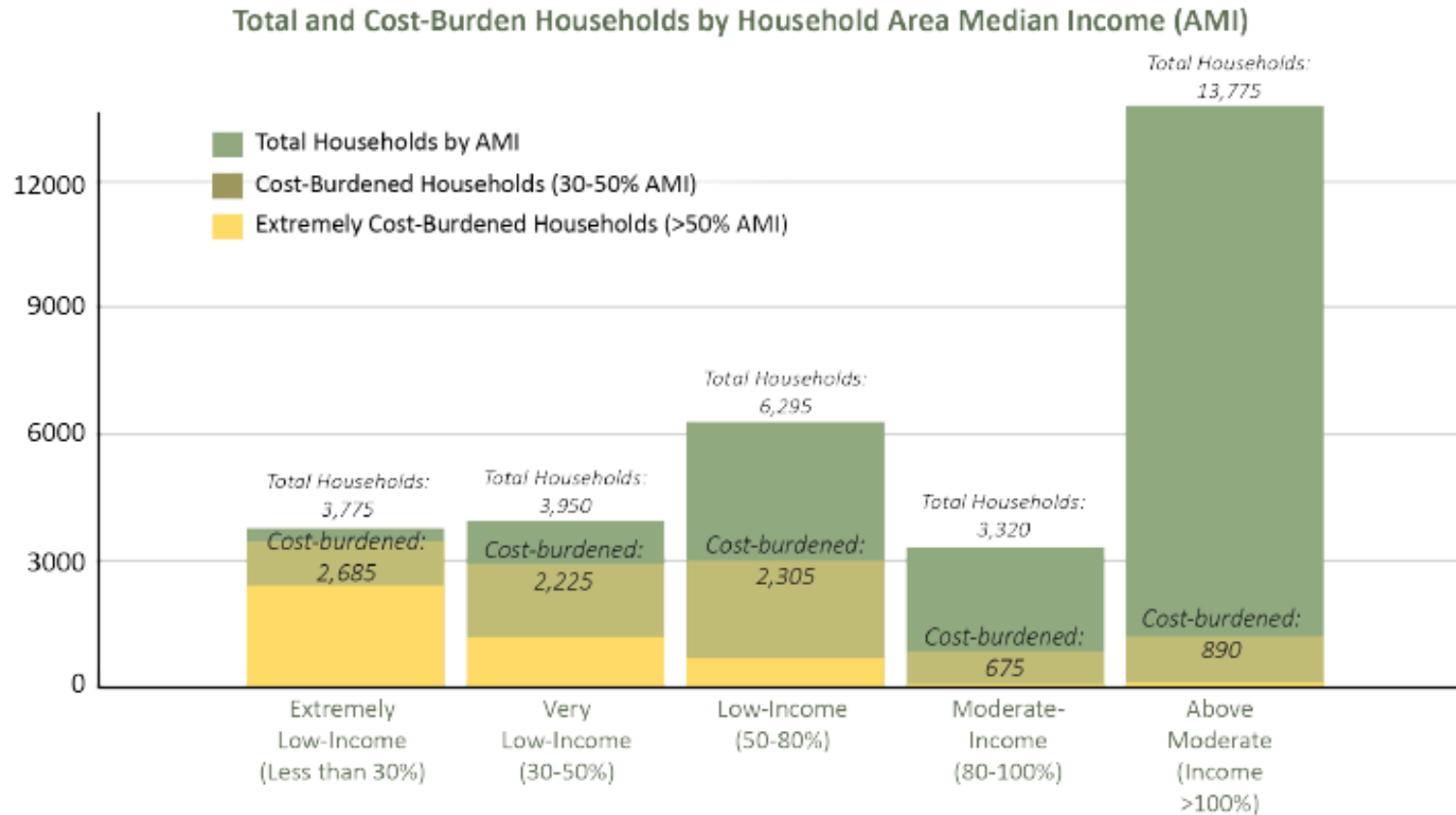


Housing In Lewis County

- 70% of housing is single family residential
- Average sale price \$119,000 (2012) to \$397,000 (2022)
- 77% decrease in supply of homes for sale 2012-2022
- Median household income \$67,247 (2022)
- Renters – 45% are paying more than 30% of their income on rent; 22% are paying more than 50% (2021)



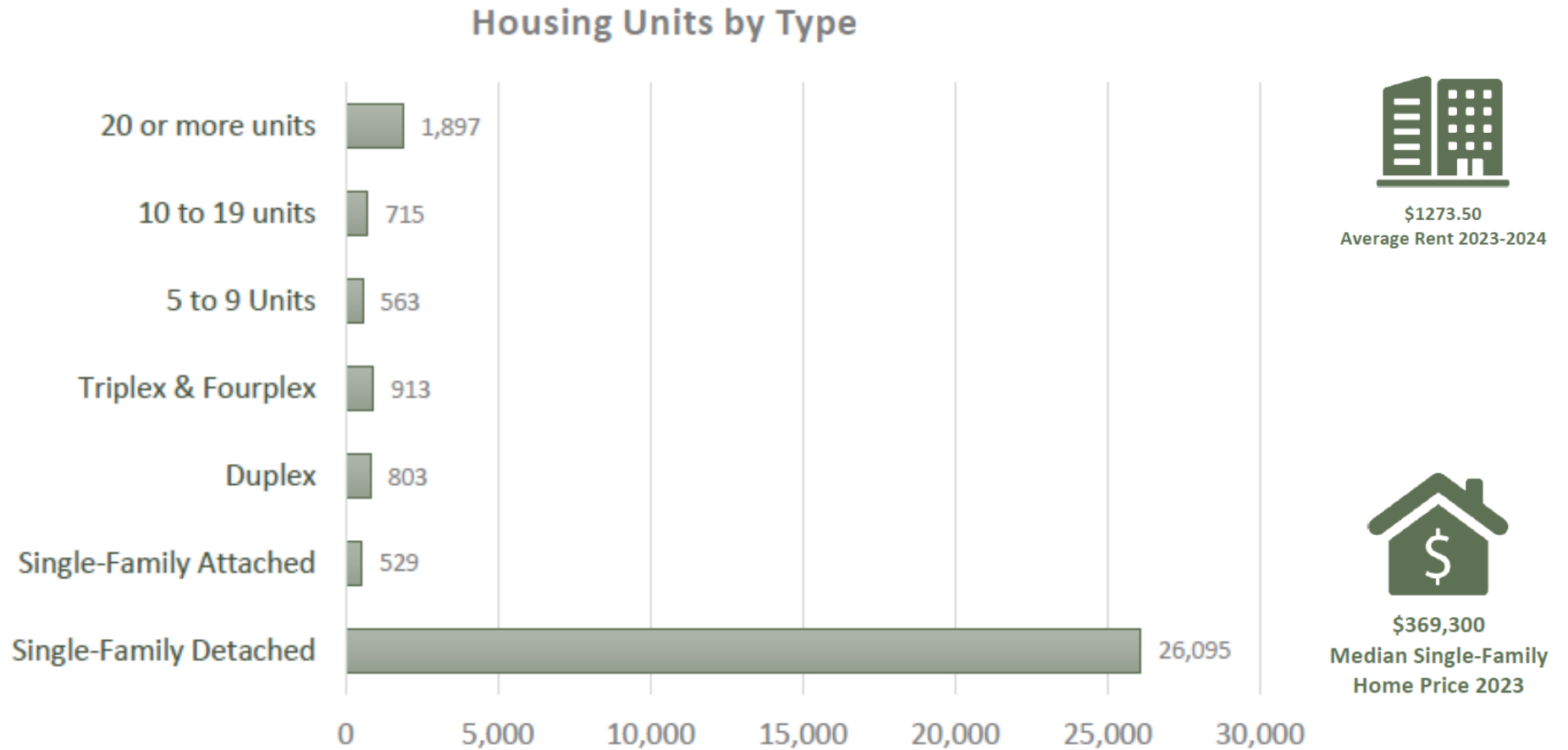
Housing in Lewis County



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



Housing in Lewis County



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



How do we do the HNA?

Table 7. Affordability of Housing Types in Lewis County by NAICS Sectors Average Monthly Income

NAICS Sector	Monthly Income	Monthly Housing Costs by Housing Type and Ownership				
		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%



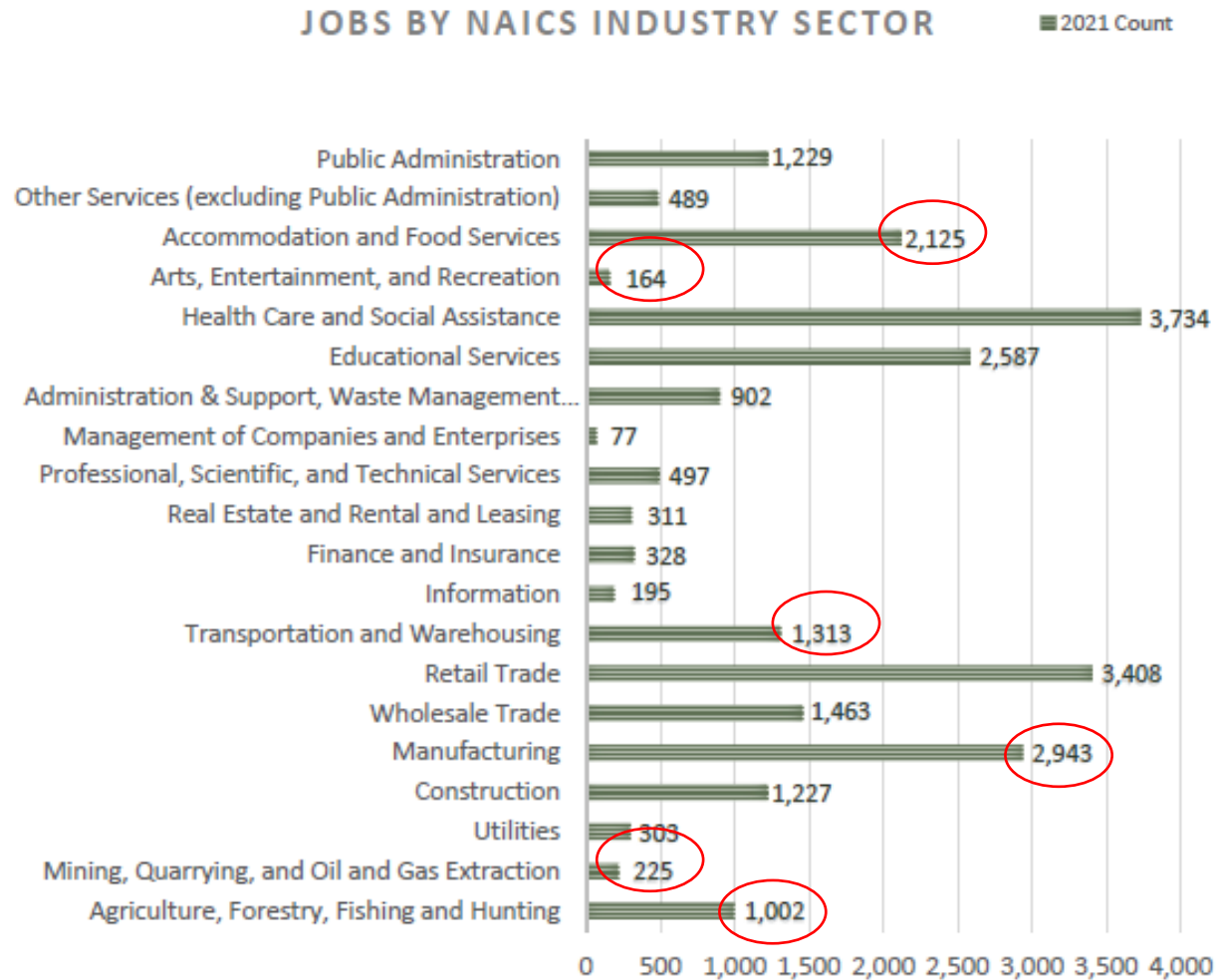
How do we do the HNA?

Table 2: Lewis County 2045 Housing Allocations

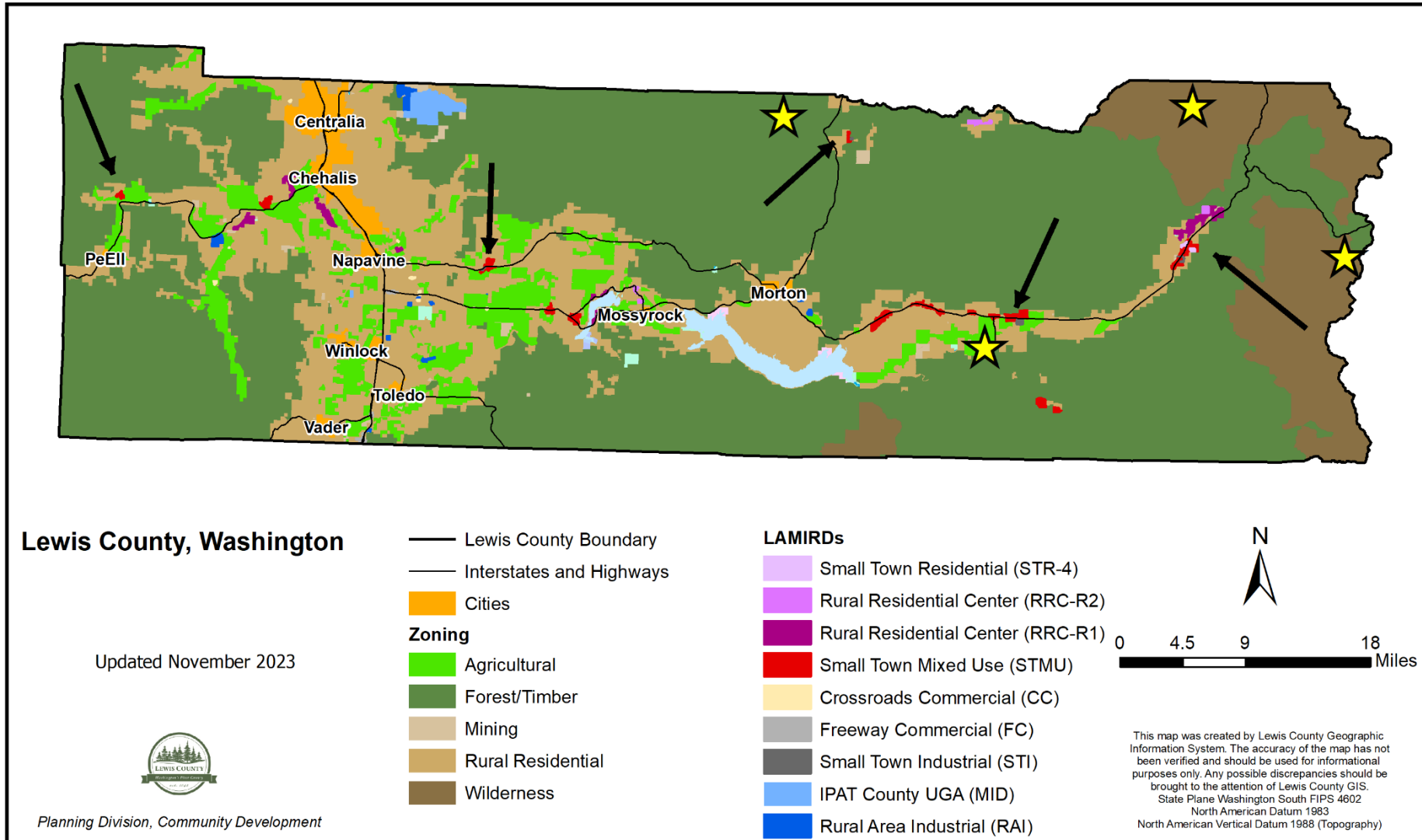
Total 2045 Population = 104,951			Permanent Housing Needs by % of Area Median Income							Emergency Housing
			0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
	Total	Non-PSH	PSH							
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation 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%



How do we do the HNA?



How do we do the HNA?



How do we do the HNA?

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)



Question – Housing Needs Assessment



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Next Steps

1. Work with cities on zoning changes
2. Look at UGA amendments
3. Update LCA & HNA
4. Adopt Onalaska Subarea Plan
5. Adopt Packwood & Onalaska zoning changes
6. Adopt UGA zoning changes



More Informatino

Webpage

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





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