



Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

Phone: (360) 740-1146

Lewis County Planning Comprehensive Plan Periodic Update

Population & Housing Allocation Reconciliation

August 21, 2024



Population Allocations

Steps:

1. Office of Financial Management 20-year population forecast
2. County estimates cities and county 20-year growth trends
3. Cities estimate 20-year growth target
4. Planned Growth Committee reviews
5. Planning Commission recommends
6. Board of County Commissioners adopt

**re-do this every 5 years (course-correct)*



2023 Population Allocation

Chehalis

1. Population allocation methodology = more than enough land to accommodate 23,000 people
2. County raised concerns but Chehalis stood by analysis
3. June 2023 BOCC adopted 23,000 population allocation for Chehalis



2023 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%



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Land Capacity Analysis

Chehalis

1. Hires a consultant to do Land Capacity Analysis
2. May 2024 LCA demonstrates that only 13,599 people can be accommodated in the city limits and UGA
3. Accommodate = increase allowed density and/or expand UGA
 - Requires EIS and Transportation Analysis



City of Chehalis Request

“The City of Chehalis is formally requesting reconsideration of the 2045 population allocation adopted by Lewis County for the City of Chehalis and its urban growth area. The current adopted projected figure is 23,000 residents. However, after careful review and analysis, we are asking to revise this projection downward to **13,500 residents.**”



Revised 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	13,500	3,655	37.13%
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	51,969	11,152	27.32%
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	39,685	40,479	794	2.00%
Total Unincorporated	41,157	42,379	1,222	2.97%
Total Lewis County	83,446	94,348	12,374	13.06%



Revised 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	13,500	3,655	37.13%
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%
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Total Lewis County	83,446	94,348	12,374	13.06%



Revised Housing Allocation

Total 2045 Population = 94,348		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	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
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)	570	88	38	272	68	28	23	53	21
Onalaska UGA	Portion of Unincorporated Allocation	64	27	11	88	29	3	3	6	4
Packwood LAMIRD	Portion of Unincorporated Allocation	135	61	27	184	39	7	5	13	17
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)	758	227	184	0	0	0	134	213	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	1,707	537	263	341	192	71	55	248	142
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)	71	16	5	12	7	5	4	23	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	471	89	28	90	75	28	32	129	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)	836	92	27	139	210	125	40	202	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	99	30	7	0	6	2	10	44	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,233	271	115	282	210	83	50	222	67
Total	Sum of Allocations to Jurisdictions	5,778	1,357	670	1,141	773	344	350	1,144	352
	Percent of Sum of Allocations to Jurisdictions	100.02%	23.49%	11.59%	19.75%	13.38%	5.95%	6.05%	19.80%	6.09%



Revised Housing Allocation

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		0-30%		>30-50%		>50-80%		>80-100%			>100-120%
		Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%		
Unincorporated Lewis County	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	167	0	0	157	10	0	0	0	0	0
Onalaska UGA	Portion of Unincorporated Allocation	0	0	0	0	0	0	0	0	0	0
Packwood LAMIRD	Portion of Unincorporated Allocation	0	0	0	0	0	0	0	0	0	0
City of Centralia	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-9	0	0	0	0	0	0	-9	0	0
City of Chehalis	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-4,508	-853	-300	-659	-708	-354	-225	-1,409	-190	0
City of Morton	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	0	0	0	0	0	0	0	0	0	0
City of Mossyrock	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-1	0	0	0	0	0	0	-1	0	0
City of Napavine	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-6	0	0	0	0	0	0	-6	0	0
City of Pe Ell	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	0	0	0	0	0	0	0	0	0	0
City of Toledo	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-9	0	0	0	0	0	0	-9	0	0
City of Vader	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-1	0	0	0	0	0	0	-1	0	0
City of Winlock	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-15	0	0	0	0	0	0	-15	0	0



Revised Housing Allocation

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Action

Potential motion – *I move to recommend that the Board of County Commissioners adopt the reconciled population and housing allocations, as presented in the August 14 staff report.*





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