

# Planning Commission Public Hearing



Community Development • 125 NW Chehalis Avenue, Chehalis, WA 98532 • Phone: (360) 740-1146

## STAFF REPORT

## POPULATION AND HOUSING ALLOCATION RECONCILIATION

**Date:** August 28, 2024  
**Staff:** Mindy Brooks, Community Development Director  
**Attachments:** A – City of Chehalis Request Letter  
B – Lewis County Letter  
C – Ordinance 1346

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## SUMMARY

In spring 2023, the Planned Growth Committee approved population and housing allocations for recommendation to the Board of County Commissioners (BOCC). At that time, City of Chehalis had requested a 2045 population allocation of 23,000 people. In June 2023, the BOCC approved the recommended population and housing allocations, including Chehalis's requested population via Ordinance 1346.

In May 2024, the City of Chehalis provide the Land Capacity Analysis (LCA) as required by the Growth Management Act to the County. The LCA revealed that the existing city limits and UGA could only accommodate an additional 3,754 residents. Therefore, the 20-year population allocation based on the existing city limits and UGA should have been 9,845 existing residents plus 3,754 new residents for a total of 13,599. City of Chehalis has requested that the BOCC reconcile the population and housing allocations to allocated 13,500 people to Chehalis.

## BACKGROUND

The county is responsible for allocating future urban growth to each city and the unincorporated areas of Lewis County. The Office of Financial Management (OFM) provides a high, medium and low population projection for the next 20-years. The medium population forecast is considered to be the mostly likely, the high and low are statistical deviations. Lewis County, in consultation with the cities, must pick the population forecast from within the OFM estimated range or petition for a revisions to the projections.

House Bill 1220 (HB1220) amended the Growth Management Act (GMA) to instruct local governments to "plan for and accommodate housing affordable to all economic segments of the population of the state." HB1220 also directed the Department of Commerce (Commerce) to provide guidance to local jurisdictions regarding how to meet the new requirements of GMA. Commerce developed a model to help counties allocate housing need to each jurisdiction.

## ANALYSIS

Lewis County Community Development staff updated the population and housing allocations based on a reduction to the City of Chehalis 2045 allocation from 23,000 people to 13,500 people. No other city or county allocations were adjusted. Table 1 is the updated 2045 Population Allocations.

**Table 1: Lewis County 2045 Population Allocation RECONCILIATION**

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%
<b>Total City</b>	<b>40,817</b>	<b>51,969</b>	<b>11,152</b>	<b>27.32%</b>
Onalaska UGA	562	700	138	24.56%
Packwood LAMIRDs	910	1,200	290	31.87%
Other Rural	41,157	40,479	794	2.00%
<b>Total Unincorporated</b>	<b>42,629</b>	<b>42,379</b>	<b>1,222</b>	<b>2.97%</b>
<b>Total Lewis County</b>	<b>83,446</b>	<b>94,348</b>	<b>12,374</b>	<b>13.06%</b>

The housing allocations are based entirely on population allocation. Using the results from Table 1, staff entered the reconciled populations into the Department of Commerce HAPT Model, Method C. The HAPT model uses the percent share of county population growth to calculate housing need; therefore, because the total countywide population allocation and growth rate changed, the percent share of growth for each city also changed. This results in a shift to all of the city's housing allocations. In addition, because the Onalaska UGA and Packwood LAMIRD are allocated a 2045 population, both unincorporated small towns are now included in the housing allocations. Table 2 are the updated Housing Allocations.

Table 3 is a comparison between the housing allocations adopted in June 2023 and the proposed reconciled housing allocations. Nearly all allocations remained the same with two exceptions. Chehalis saw a decrease in all housing allocations, as expected. Centralia, Mossyrock, Napavine, Toledo, Vader and Winlock saw a decrease in housing allocated to the >120% income bracket. And unincorporated Lewis County saw an increase in housing allocated to the >30-50% and >50-80% income brackets.

**Table 2: Lewis County 2045 Housing Allocation RECONCILIATION**

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						
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
<i>Onalaska UGA</i>	<i>Portion of Unincorporated Allocation</i>	<i>64</i>	<i>27</i>	<i>11</i>	<i>88</i>	<i>29</i>	<i>3</i>	<i>3</i>	<i>6</i>	<i>4</i>
<i>Packwood LAMIRD</i>	<i>Portion of Unincorporated Allocation</i>	<i>135</i>	<i>61</i>	<i>27</i>	<i>184</i>	<i>39</i>	<i>7</i>	<i>5</i>	<i>13</i>	<i>17</i>
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
<b>Total</b>	<b>Sum of Allocations to Jurisdictions</b>	<b>5,778</b>	<b>1,357</b>	<b>670</b>	<b>1,141</b>	<b>773</b>	<b>344</b>	<b>350</b>	<b>1,144</b>	<b>352</b>
	<b>Percent of Sum of Allocations to Jurisdictions</b>	<b>100.02%</b>	<b>23.49%</b>	<b>11.59%</b>	<b>19.75%</b>	<b>13.38%</b>	<b>5.95%</b>	<b>6.05%</b>	<b>19.80%</b>	<b>6.09%</b>

**Table 3: Comparison Housing Allocation Ordinance 1346 to RECONCILIATION**

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						
Unincorporated Lewis County	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	167	0	0	157	10	0	0	0	0
<i>Onalaska UGA</i>	<i>Portion of Unincorporated Allocation</i>	0	0	0	0	0	0	0	0	0
<i>Packwood LAMIRD</i>	<i>Portion of Unincorporated Allocation</i>	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
	Allocation Method C (2020-2045)	-9	0	0	0	0	0	0	-9	0
City of Chehalis	Estimated Housing Supply (2020)	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
City of Morton	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	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
	Allocation Method C (2020-2045)	-1	0	0	0	0	0	0	-1	0
City of Napavine	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-6	0	0	0	0	0	0	-6	0
City of Pe Ell	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	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
	Allocation Method C (2020-2045)	-9	0	0	0	0	0	0	-9	0
City of Vader	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-1	0	0	0	0	0	0	-1	0
City of Winlock	Estimated Housing Supply (2020)	0	0	0	0	0	0	0	0	0
	Allocation Method C (2020-2045)	-15	0	0	0	0	0	0	-15	0

## **RECOMMENDATION**

It is recommended that Ordinance 1346 be repealed and replaced with a new ordinance that adopts the Table 1, 2045 Population Allocations, and Table 2, 2045 Housing Allocations, as presented in this memo.

## **NEXT STEPS**

Planning Commission will hold a duly noticed public hearing on September 27, 2024 at 6:00pm. Following close of testimony, the Planning Commission will deliberate and vote to recommend, or not, that the Board of County Commissioners adopted the reconciled population and housing allocations. It is anticipated that the Board of County Commissioners will hold a public hearing in late October or early November.