

Packwood, WA

Housing Needs Assessment

By Sarah Lindsley

Rural TA Consultant

For Livable Packwood

June 30, 2023

Part I: Executive Summary

- Packwood's housing market serves a mix of year-round residents and seasonal residents -- some of whom own vacation homes and visit seasonally or occasionally, and some of whom come to work in seasonal jobs. Like other "recreation gateway" communities, a large percentage of the housing stock is made up of vacation homes, including some that are rented out as short-term rentals (See Appendix C: Examples . After comparing data from the U.S. Census (American Community Survey), the Lewis County Assessor's Office, and data on short-term rentals procured from a private source by Lewis County, we estimate that about 44% of all housing units in the greater Packwood area are primary residences (a mix of about 18% renters and about 26% owners), about 42% are second homes that are not rented out, and about 14% are short-term vacation rentals.
- The population of residents in Packwood's zip code, 98361, declined by about 14% between 2010 and 2020. It is unclear whether the population has been growing or declining since 2020; Lewis County's Packwood subarea plan suggests that the population is growing, based on the rate of residential development permits. However, given the high proportion of vacation homes in the area, new residential units do not necessarily mean new year-round residents.
- Reports from employers indicate that a lack of affordable and available housing is limiting their ability to attract new workers. Major employers, including Hampton Lumber, White Pass School District, White Pass Ski Area, and Mount Rainier National Park all report that their employees and prospective employees struggle to find housing, sometimes to the extent that they cannot fill open positions. On our survey, the majority of the small business owners (62%) also reported that problems related to housing impact them, their employees or their business, with the difficulty of attracting and retaining workers due to the lack of affordable and available housing identified as a number one issue.
- Many local residents are "housing cost-burdened," which means that they are spending more than 30% of their income on housing. This applies to an estimated 23% of all homeowners and 55% of renters. For both renter and owner households, being housing cost-burdened can create significant barriers to maintaining housing. Renter households that are housing cost-burdened may be one emergency car repair or large medical bill away from not being able to pay rent, which increases their risk of eviction, housing instability, and even homelessness. Owner households that are cost-burdened may struggle to keep up with home maintenance and repairs and can be vulnerable to foreclosure.
- Over the course of the last year, many families with children (at least 46 children last year) lacked a fixed, regular and adequate place to live -- these families, who meet the school district's definition of homelessness, may be living "doubled-up," with friends or

extended family but not on any lease, in motels, staying at campgrounds, or living out of their cars. Last year, just over 13% of the students in the White Pass School District experienced this kind of housing instability at some point during the school year -- this is a very high number (compared to 2.7% of students statewide last year). The rate of family homelessness in the greater Packwood area has been high for a number of years, averaging 14.9% from 2017-2022. These figures are a clear indication that the existing housing market is not providing adequate and affordable options for families with children. There are also no emergency housing options (shelters, vouchers) in the area for families that do become homeless.

- In the housing development world, “workforce housing” typically refers to housing for people earning moderate incomes, perhaps 60-120% of area median income. However, many local residents in the Packwood area who make up the core of the local workforce earn significantly less than that. Based on our community survey results, the local workforce in need of housing support ranges from households earning less than 30% all the way up to households earning 100% of Area Median Income. (In Lewis County, a 2-person household earning \$20,040 is at 30% AMI, and at \$66,800 is earning 100% AMI).
- Many renters, including those earning up to 100% of area median income, report problems with the condition of their housing that can be health and safety issues; this includes inadequate plumbing, heating or electricity, and/or other issues like holes in the walls, roof, windows or doors, mold or pests in the home, peeling paint or broken plaster. Some very low-income renters are living in structures that would not qualify as fit for human habitation (e.g. RV with no hookup, garage), and may actually meet the definition of homeless.
- Renters are very concerned about losing their housing since there are few to no rentals available; many shared that if they lose their current housing, they fear becoming homeless, or having to leave the area due to lack of available housing. These fears are common even amongst renters who are not having any trouble keeping up with their current housing costs. A particular concern is that the house they live in will be turned into a short-term rental, and/or sold and no longer available for rent.
- Low and very low-income homeowners report struggling to pay for needed maintenance. For these homeowners, housing quality issues are a major issue – many live with inadequate plumbing, heating or electricity or other problems with their housing like holes in the walls, roof, windows or doors, mold or pests inside the home, or peeling paint and broken plaster. Many of these homeowners also struggle to keep up with property tax payments. This group of low-income homeowners includes many seniors on fixed incomes.

- Based on our community survey, there is a palpable sense among residents that the community is changing to be increasingly focused on the needs of vacationers, with residents paying the price. Many permanent residents, including both renters and owners, fear being forced to leave Packwood due to rising housing costs and/or unavailability of housing, or no longer feel safe or welcome in their neighborhoods.

Part II: Population & Demographics

Population Size and Trends

The U.S. Census Bureau counted 1000 residents within the community of Packwood¹ in 2020, out of 2877 residents in the greater east Lewis County² area. This represents a roughly 14% decline in population in and around Packwood since 2010, when 1158 residents lived there. Meanwhile, the population of east Lewis County declined only very slightly, from 2,911 residents in 2010 to 2877 in 2020 (about 1% decline) (U.S. Census Bureau, 2010a, 2020a, 2020b).

According to the Washington state Office of the Superintendent for Public Instruction online data dashboard (see <https://washingtonstatereportcard.ospi.k12.wa.us>), the number of students enrolled in the White Pass School District also shows a decline in recent years – about 18% fewer students enrolled in the school district between the 2015-2016 school year and the 2022-2023 school year.

However, WA State Office of Financial Estimates medium projected population change for Lewis County as a whole, is a 6% increase for 2020-2030 (Office of Financial Management, 2018). If that county-wide estimated population increase is applied to the east Lewis County area, the resident population in 2030 would be about 2293.

Household Size and Ages

According to the 2020 Census, east Lewis County has a total of about 1,380 households. About 16% of households include children under 18 years, and about 50% include people aged 65 and older. An estimated 34% of households are made up of 1 person living alone. When compared to Washington state as a whole, east Lewis County has fewer households with children under 18 (16% in east Lewis County compared to 29% in WA) and more households with seniors aged 65 and older (50% in east Lewis County compared to 29% in WA) (U.S. Census Bureau, 2020b, 2021c).

¹ When referring to “Packwood,” the U.S. Census geography used is the 98361 Zip Code Tabulation Area.

² When referring to “east Lewis County,” the U.S. Census geography used is the “Big Bottom County Census District.” This is one of three “County Census Districts” for Lewis County, and includes the eastern-most portion of the county, starting near the town of Randle and including Packwood, Morton and Randle.

The most recent American Community Survey estimates indicate an average household size of 1.9 people; for “families,” which is defined by the U.S. Census Bureau as any household made up of two or more related individuals, the average household has 2.5 people (U.S. Census Bureau, 2021b). The chart below provides a detail on household sizes by tenure (owner-occupied and renter-occupied housing units), based on 2020 U.S. Census data (U.S. Census Bureau, 2020c).

Household Sizes in East Lewis County: Owner and Renter Households (2020)

Household Size	Owner-occupied %	Renter occupied %
1-person household	31%	42%
2-person household	47%	32%
3-person household	12%	13%
4-person household	6%	4%
5-person household	3%	5%
6-person household	1%	1%
7-person household	1%	3%

Race and Ethnicity

An estimated 95.9% of the population of east Lewis County identifies as white alone, .9% identify as Native American alone, and 3.2% identify as multi-racial, according to ACS estimates. About 6.3% of east Lewis County residents identify as Hispanic or Latino (the U.S. Census counts Hispanic or Latino heritage as an ethnicity, which is counted separately from race). The overall percentages of people who identify with one or more racial categories show a total of 99.1% identify as white, .6% as Black or African American, 2.2% as Native American, and 1.8% as some other race (note, these numbers add up to more than 100% since some respondents identify with more than one racial category). While the ACS estimates 0% of residents identify as Asian or Native Hawaiian/Other Pacific Islander, these estimates are based on samples and this simply means the population of residents identifying in these categories is too small to show up in the estimates (U.S. Census Bureau, 2021a).³

Part III: Economy and Workforce

Based on ACS data, median household incomes in east Lewis County in 2021 were estimated at about \$42,727. This is about 20% lower than the comparable county-wide median household income estimate of \$60,581 (U.S. Census Bureau, 2021d, 2021e). The Washington State Housing Finance Commission’s 2021 area median income estimate for Lewis County (derived

³ While the U.S. Census Bureau uses the category “American Indian and Alaska Native,” I have substituted the term “Native American,” since this is the more commonly accepted term.

from HUD) is significantly higher, at \$77,500 (Washington State Housing Finance Commission, 2022). About 5 percent of east Lewis County residents, 110 individuals, were estimated to live below the federal poverty threshold in 2021 (U.S. Census Bureau, 2021f). The federal poverty threshold varies by family size and number of children; in 2021, any family of 3 with two children earning \$21,831 fell below this threshold.

Recent estimates indicate a total of roughly 823 people, aged 16 and older, employed in civilian roles in east Lewis County (margin of error is ± 267 or 32%). Of these, an estimated 358 people worked in full-time, year-round roles. Based on these figures, about 43% of the workforce holds a full-time, year-round role, with the remaining 57% of the workforce holding jobs that are part-time and/or seasonal (U.S. Census Bureau, 2021g, 2021h). The following table provides a breakdown of the estimated number of civilian workers in different occupation groups in east Lewis County, sorted from the largest to smallest occupation groups. The chart also includes the number and percentage of employees in each occupation group that are full-time and year-round.

Occupation	Total #	Full-Time, Year-Round #	% FT/YR
Building & grounds, cleaning & maintenance	164	78	48%
Natural resource extraction/construction	148	82	55%
Sales	113	37	33%
Management	85	11	13%
Production/transportation/material moving	71	42	59%
Installation, maintenance & repair	66	33	50%
Education/library	43	15	35%
Business/financial	41	16	39%
Personal care/services	26	0	0%
Computer/engineering	20	20	100%
Office/admin	19	8	42%
Food service	11	0	0%
Healthcare	10	10	100%
Social services	6	6	100%
Totals	823	358	43%

These estimates suggest that full-time, year-round employment is the exception rather than the rule across almost all occupation categories in east Lewis County, with the exception of occupations involving computer/engineering, healthcare, and social services, which are small segments of the overall workforce.

Concrete data on the income levels of various occupational roles in the greater Packwood area is limited. ACS data estimates on income by occupation in east Lewis County have very high margins of error due to the small sample size, and are thus unreliable. We surveyed small businesses in the greater Packwood area, but only received 13 responses (out of 100 businesses contacted to take the survey). Survey respondents represented businesses in retail sales, food service, lodging, cleaning, personal care services, and other categories. Due to the small sample size, while the quantitative data provided by this survey should not be taken as representative of Packwood as a whole, it is notable that very few of the jobs reported by survey respondents paid more than the Area-Median Income (AMI) for a 1-person household for Lewis County, and those that did were all at one employer. A plurality of the jobs (27%) reported pay equivalent to less than 30% of AMI, if that individual had no other employment; 30% AMI is considered extremely low-income and many people in this income range experience problems with housing stability and affordability. In this sample, collectively about 54% of the jobs were full-time, and 46% were part-time, while 83% were year-round and 17% seasonal. Collectively, employees of the businesses that responded to the survey almost all fell under the 120% AMI limit for Lewis County. In fact, all of the employees earning more than roughly 120% of AMI (\$66,000 and above) were employed by just one business. A plurality of employees earned less than \$17,000 (27%), which would place these employees below 30% AMI, if they held no other job.

Although the quantitative values from the small business survey cannot be taken as representative, the small business survey results do align with the ACS estimates suggesting that a significant number of jobs are part-time, with relatively low wages compared to Lewis County overall.

Additional data on occupations, incomes, and part-time vs. full-time and year-round vs. seasonal employment was obtained through interviews with several major employers in the area, including the White Pass Ski Area, Mt. Rainier National Park, the White Pass School District, and Hampton Mills (a lumber mill with mills located in nearby Randle and Morton).

- The White Pass Ski Area is one of the largest employers in the area in terms of number of employees, with about 520 employees working part-time and seasonally during the ski season; about 88% these employees earn less than \$17,000 from these jobs and are presumably employed elsewhere during the rest of the year. Of the remaining 12%, the average annual amount earned was about \$46,500. About 10.5% of employees earn between \$17,000 and \$100,000, and the remaining 1.5% earn between \$100,000 - \$139,000.

- Mount Rainier National Park (MRNP) provides a total of approximately 120 permanent positions in a variety of roles. Most of these roles have annual incomes between about \$42,000 per year (a GS-6 level) and \$100,000 per year (top range for a GS-11 position); a few positions in the GS 12 and 13 range can earn up to \$142,000 annually, with two positions in the GS-14 and GS-15 range earning up to \$183,500.
- Mt. Rainier National Park also offers around 200 seasonal jobs during the spring/summer/fall season; these are generally lower paid roles earning \$20-\$28; however, about 90% of Mt. Rainier National Park seasonal workers receive housing within the park as part of their employment. Most of those who are unable to be housed are stationed on the east side of the park.
- The White Pass School District employs about 66 people, most of whom work 190 days per year with summers and school breaks off. A small number of employees responsible for building maintenance have year-round roles. Pay ranges significantly. Part-time permanent roles include jobs such as classroom assistant, para-educator, cooks, and bus-drivers. Starting wages for these roles provide annual incomes of roughly \$20,000 - \$30,000. Teachers earn salaries between \$50,000 to about \$90,000, administrative staff earn between \$60,000 - \$90,000, and principals can earn around \$120,000.
- Hampton Lumber has about 300 employees at their Morton and Randle Mills (combined). Almost all of their employees are year-round, full-time employees. Wages are competitive, with entry level “unskilled” roles starting at a wage equivalent to about \$44,000 annually. While most employees start in an entry-level unskilled role, most of those who move into the skilled trades earn above \$66,000.

The small business survey and interviews with major employers also revealed significant concerns about housing issues impacting the local workforce:

- Although the White Pass Ski Area recently began providing some dormitory-style housing for seasonal employees, more affordable winter rentals are needed. Many employees commute from Yakima County. Potentially, some of these employees might prefer to live closer to the Pass if affordable housing options were available.
- At Mount Rainier National Park (MRNP), as of March 2023, about 30 permanent positions were vacant. While multiple factors contributed to the difficulty filling those vacant positions, lack of housing near the park was one factor. In recent years, MRNP officials had also expanded the ability of workers to telecommute, for part of their work schedule or to work remotely full time, in part due to the difficulty selected employees were having locating housing locally. A few permanent roles include housing provided by MRNP, however, due to winter weather conditions, most of the housing is not accessible during the winter months and therefore not appropriate for year-round employee housing. The park has expanded its use of government-owned housing inventory for permanent employees this year and plans to continue converting some

housing from seasonal use. This was possible due to special seasonal licensing assistance the park received that allowed them to secure seasonal leases outside the park.

- At the White Pass School District, the lack of available housing is a major barrier to recruiting new employees at all income levels, from para-educators to teachers all the way up to the superintendent level.
- At Hampton Lumber, some employees at the mills struggle to find housing, both to rent and to buy, due to both availability and affordability.
- On our small business survey, large majority of respondents (62%) indicated that problems related to housing impact them, their employees, or their business. The difficulty of attracting and retaining workers due to a lack of affordable and available housing was the #1 problem identified by respondents. When asked what one thing they would change about housing in Packwood, the most common theme was increasing the availability and affordability of housing. Specific ideas included increasing long-term rentals as well as monthly lease options, creating more multi-family building types (including duplex to fourplex buildings), creating a surcharge on short-term vacation rentals to fund affordable housing, and creating housing affordable to people earning minimum wage.

Part IV: Housing

Homelessness

Unsheltered or “literal” homelessness is defined as lacking a fixed nighttime residence, living outside or in a shelter not intended for human habitation (like a vehicle, barn, or garage), or staying in an emergency shelter. A broader category of “unstably housed” includes those who are “couch surfing,” e.g. temporarily staying with friends or family, or living in transitional housing. The WA State Department of Commerce tracks both literal homelessness and unstable housing at the county level amongst people accessing programs such as Medicaid, TANF (welfare), and housing-related services. Based on this data, there were about 2,840 households in Lewis County that were either literally homeless or unstably housed as of January 2023. (This may be an undercount; a household that is not on Medicaid, TANF or receiving housing-related services would not be included in this figure). Unfortunately, the data is not available at a level more localized to Packwood.

A more localized source of data on homelessness is the White Pass School District. Public K-12 schools track and provide services to students experiencing homelessness, using a definition that is similar to the state’s definition of “unstably housed.” Students, and their families, who are literally homeless and those who are “doubled-up,” (e.g., couch surfing) are counted as homeless by the public schools. Data from the White Pass School district indicate that 46 students, or 13.1 percent of the student population, experienced homelessness at some point during the 2021-2022 school year. This is a very high rate compared to the state, which had

2.7% of all students experiencing homelessness during that school year. Unfortunately, the number of students experiencing homelessness in White Pass School District has been high over the last several years. The following chart provides a breakdown of the total number and percentage of homeless students enrolled in the White Pass School District over the past 5 school years, starting in fall 2017.

Student Homelessness, White Pass School District: 2017 – 2022

School Year	Total Number of Students	Number of Homeless Students	Percent of Students Experiencing Homelessness
2017-2018	424	65	15.3%
2018-2019	428	74	17.3%
2019-2020	411	72	17.5%
2020-2021	354	39	11%
2021-2022	350	46	13.1%

Pretrina Mullins is an Academic Counselor and the McKinney-Vento Homeless Liaison for the White Pass School District. According to Ms. Mullins, most of the students experiencing homelessness in the school district are either doubled-up or staying on the property of a friend or relative. For example, many sleep in an RV or trailer on a friend or relative's property, and share their kitchen. Others stay in campgrounds or trailer parks, often lacking adequate heating and plumbing. A small number are unaccompanied youth, but most are living with at least one parent or guardian in an unstable housing situation. While Ms. Mullins has access to local resources to help meet some of the students' basic needs, like food, and some clothing, there is no place for families to go within the community once they become homeless; there is no subsidized, transitional or emergency housing in the area. Ms. Mullins suggested that vouchers for families to stay in a hotel short-term would be helpful for emergency housing needs, although adequate, long-term affordable housing is also needed.

Housing Tenure (Owner and Renter Occupied Units)

The U.S. Census Bureau counted 1,380 occupied housing units in East Lewis County in 2020. Of these, 1065 (77%) were owner-occupied and 315 (23%) were renter-occupied (U.S. Census Bureau, 2020c). (However, as discussed below, a large number of units are seasonally- and intermittently-occupied; these percentages account only for occupied housing units, not all housing units).

According to ACS data estimates, median income for homeowner households in east Lewis County 2021 was estimated at \$49,034, and for renter households is estimated at \$27,599 (U.S. Census Bureau, 2021d). Compared to the county-wide area median income (AMI) estimated at

\$60,581 (U.S. Census Bureau, 2021e), east Lewis County household incomes for both homeowners and renters are significantly lower; east Lewis County homeowners earn on average 80% of the county AMI, and east Lewis County renters earn on average 46% of the county AMI.

Housing Costs & Cost Burden

Median monthly housing costs for all occupied housing units in east Lewis County is estimated at \$545, in the most recent ACS data, with a slightly lower monthly median of \$534/month for homeowners, vs. a monthly median of \$644/month for renters (U.S. Census Bureau, 2021d). These ACS estimates may be too low; amongst respondents to our community survey, the average monthly amount for all housing costs was \$1,413 for homeowners and \$1,280 for renters.

HUD defines households that spend more than 30% of their income on housing as “housing cost-burdened,” meaning that their housing costs are unaffordable. Based on ACS estimates, about 29% of all households in east Lewis County are housing cost-burdened. Lower-income households are far more likely to be housing cost-burdened; housing cost-burden impacts an estimated 69% of households earning less than \$20,000 (annually), 46% of households earning between \$20,000 and \$34,999, 47% of households earning between \$35,000 and \$49,999, 6% of households earning between \$50,000 and \$74,999, and 0 households earning \$75,000 or more.

ACS estimates also indicate that housing cost burden is also much higher amongst renter households than owner households. An estimated 23% of owner-occupied housing units pay more than 30% of their income toward monthly housing costs. An estimated 55% of renter-occupied housing units pay more than 30% of their income toward monthly housing costs (U.S. Census Bureau, 2021d).

Data from our Community Survey suggest even higher levels of housing cost-burden (see Appendix A), although households with greater housing challenges may have been more likely to respond to our survey than other households.

For both renter and owner households, being cost-burdened can create significant barriers to maintaining housing. Renter households that are housing cost-burdened may be one emergency car repair or large medical bill away from not being able to pay rent, which increases their risk of eviction, housing instability, and even homelessness. Owner households that are cost-burdened may struggle to keep up with home maintenance and repairs, in addition to mortgage and property tax payments.

Short-Term Rentals and Vacation Homes

The impact of short-term rentals and vacation homes on the broader housing market is something that many residents in the area are concerned about, as evidenced by comments on

our small business and community surveys and in interviews with major employers; some are adamant that short-term rentals and vacation homes are a net boon to the local economy, while others blame an overabundance of short-term rentals for the lack of available and affordable housing for local residents.

In our analysis of several data sources, we found that a significant proportion of the housing stock in east Lewis County is not occupied year-round by permanent residents, however this housing is not all used as short-term rentals. Unoccupied housing units include short-term rentals (e.g., “AirBNB” or “VRBO” rentals that primarily serve visitors rather than local residents), as well as vacation homes/second homes that are not rented, but are occupied only occasionally or seasonally.

Recent ACS estimates show a high housing vacancy rate in east Lewis County, with an estimated 54.9% vacancy rate for all housing (1,386 vacant housing units out of a total of 2,524 housing units) (U.S. Census Bureau, 2021j). However, a closer look at this data shows that the vast majority (an estimated 91.8%) of vacant housing units, or 1,272 units, are for “seasonal, recreational or occasional use.” (U.S. Census Bureau, 2021k). This category of “seasonal, recreational or occasional use” includes both short-term rentals and vacation homes.

Lewis County Assessor data also show a low-rate of owner-occupied homes in the greater Packwood area. Of the 1,894 housing units located in and around Packwood that we analyzed for the Assessor Data analysis, only 337 non-manufactured homes (24% of homes in that category) and 146 manufactured homes (43% of homes in that category) have owners with a mailing address in the 98361 zip code (street address or P.O. Box), for a total of around 28% owner residence in Packwood. The total number of owner-occupied homes is likely somewhat lower, since some owners likely live in Packwood and own more than one home there. The remaining 72% of these units, or approximately 1,411 homes, are presumably either long-term rentals, secondary homes (in seasonal or intermittent use by the owner) or short-term rentals.

The Lewis County Assessor’s office has partnered with Granicus, a private company, to collect data on Short-Term Rentals (STRs) (Mindy Brooks, personal communication, March 9, 2023). Mindy Brooks at Lewis County shared their “Lewis County Short Term Rentals Profile,” based on data from Granicus dated April 27, 2022. This data provides a snapshot of rentals based on a single point in time. The data identified 402 STRs in Lewis County as a whole, with 48% of STRs (about 193 units) located in Packwood. Occupancy limits in the STRs include: 33% have a max capacity of 2-4 people, 27% for 5-7 people, 26% for 8-10 people and 6% for 11 people or more. As of April 2022, the majority of the STRs had been in operation for over a year (64%), with 15% beginning operations in the 6-12 months prior and 21% beginning operations in the last 6 months. About half had been occupied in the previous 2-4 weeks, and 75% in the previous 2 months. Fewer than 1% reported being unrented for the previous year.

If we compare this data from Granicus to our analysis of the Assessor Data, out of an estimated 1,894 housing units in the greater Packwood area, about 193 units, or 10%, are used as short-

term rentals. This is likely an undercount, because the area we analyzed using the Assessor Data is larger than the area the County considers within Packwood. If we increased that number by 1/3, to 257 short-term rental units, that would account for about 14% of all housing units.

A key takeaway from this is that a significant number of the “vacant” units in Packwood are likely used seasonally or intermittently by owners and not rented at all – e.g., they are second homes. Subtracting the estimated 14% of all housing units are short-term vacation rentals from the total of 54% “unoccupied” units, about 40% of housing units are likely used as second homes and unoccupied between owner-uses.

Based on these calculations, we can estimate the following breakdown of housing uses for the 1,894 housing units in the greater Packwood area:

Housing Occupancy Type	Est. Number of Units	Est. % of Units
Owner-Occupied, Primary Res.	530	28%
Second Home, Not Rented Out	758	40%
Long-term Renter Occupied	349	18%
Short-Term Vacation Rental	257	14%

There are no publicly subsidized multifamily rentals in Packwood or adjacent towns, based on a search of data available through HUD, USDA-RD and the Washington State Housing Finance Commission.

Housing Stock: Structure Type & Size

An analysis of Lewis County Property Assessment data for the area in and around Packwood revealed a total of about 1,894 housing units; the table below shows a breakdown by housing structure type.

Housing Type	Number of Units	Percentage
Single-Family Homes (>750 ft ²)	1217	65%
Manufactured Homes	418	22%
Tiny Homes/ADUs (<750 ft ²)	233	13%
Fourplex Units	16 (4 buildings)	<1%
Duplex Units	10 (5 buildings)	<1%

Note that this data is from 2021 and does not reflect new construction or demolition since that time. Some housing units may also be used for other purposes, such as office space.

For many but not all properties, Lewis County Property Assessment data also provides information on the number of bedrooms. This data is useful for determining whether there is adequate housing stock for different household sizes. The tables below provide a breakdown of manufactured and non-manufactured homes by number of bedrooms.

Manufactured Homes by Number of Bedrooms

Homes by # of Bedrooms	# of Manufactured Homes	% of Manufactured Homes
1-Bedroom	45	11%
2-Bedroom	120	29%
3-Bedroom	123	29%
4-Bedroom	7	2%
5-Bedroom	1	<1%
Unknown # of Bedrooms	122	29%

Non-Manufactured Homes (All other Housing Types) by Number of Bedrooms

Homes by # of Bedrooms	# of Non-Manufactured Homes	% of Non-Manufactured Homes
1-Bedroom	129	9%
2-Bedroom	311	21%
3-Bedroom	392	27%
4-Bedroom	27	2%
5-Bedroom	6	<1%
Unknown # of Bedrooms	606	41%

As noted above, U.S. Census Data estimates indicate that 41% of all east Lewis County households are made up of one person living alone. Yet only 11% of manufactured homes and 9% of non-manufactured homes are one-bedroom households. Increasing the housing stock of one-bedroom homes (or studios) could provide more affordable options for the large number of single-person households.

Home Values & Affordability

According to the draft Packwood subarea plan, between 2012 and 2022, housing sale prices increased by 300%. Meanwhile, in the most recent 10-year period covered by American Community Survey estimates, median household incomes in east Lewis County increased by 27%, from \$33,615 in 2011 to \$42,727 in 2021 (U.S. Census Bureau, 2011c, 2021d). Based on these estimates, household income growth has not kept pace with the increase in housing sale prices.

Based on Lewis County Assessor's office data, the average assessed value of homes varies based on the housing structure type. For manufactured homes larger than 750 square feet, the average assessed value in 2022 was about \$87,000, while for those under 750 square feet, the average value was about \$34,000. For single-family homes (non-manufactured) the average assessed value for homes larger than 750 square feet was \$297,000, while for those under 750 square feet it was about \$182,000.

However, home sale prices in Packwood are much higher than these assessed values. As of mid-June 2023, data from Redfin.com indicated that the median sale price of a home in Packwood was \$545,000 over the previous year, up 21.1% from the previous year; the average price per square foot was \$445.00. The market for housing sales was competitive, with houses selling on average within 7 days on the market, at about 5.6% over the listing price.

Community Survey Results

See Appendix A for a detailed analysis of the Packwood community housing survey. Key takeaways from the survey were:

- In the housing development world, “workforce housing” typically refers to housing for people earning moderate incomes, perhaps 80-120% of area median income. However, many local residents in the Packwood area who make up the core of the local workforce earn significantly less than that. Based on our survey results, the local workforce in need of housing support ranges from households earning less than 30% all the way up to households earning 100% of Area Median Income.
- Many renters, including those earning up to 100% of area median income report problems with the condition of their housing that can be health and safety issues; this includes inadequate plumbing, heating or electricity, and/or other issues like holes in the walls, roof, windows or doors, mold or pests in the home, peeling paint or broken plaster. Low and very low-income homeowners also report similar problems with the condition of their housing.
- Renters are very concerned about losing their housing since there are few to no rentals available; many shared that if they lose their current housing, they fear becoming homeless, or having to leave the area due to lack of available housing. These fears are common even amongst renters who are not having any trouble keeping up with their current housing costs. A particular concern is that the house they live in will be turned into a short-term rental, and/or sold and no longer available for rent.
- There is an acute need for housing support for very low-income households, which are households earning less than 30% AMI (about \$20,040 in Lewis County for a family of 2, in 2023). Unsurprisingly, these households were the most likely of any income group to report a severe burden of housing costs, with those costs making up more than half their income. Based on our community survey, these households are likely to fall into one of two categories. The first category is very low-income homeowners, including retired seniors on fixed incomes, whose incomes are too low to keep up with property taxes and home maintenance. These homeowners report significant housing quality issues due to the lack of funds available to make repairs/maintain their homes, and fear of losing their homes due to inability to pay property taxes. Low-income home repair

and/or weatherization programs and property tax reductions or abatements could help these households. The other main category of households earning less than 30% AMI are individuals and families living in temporary or marginal conditions – some of these households meet definitions of being unhoused. They may be “doubled-up,” living with friends and family without a lease, living in an RV (with or without hookups) or in another type of vehicle, or in a structure not meant for human residency, like a garage. Since most of these households are working, they do have some income to pay toward rent, but cannot find an affordable rental. Affordable rental programs with income and rent restrictions targeting people at 30% AMI could meet the needs of this group.

- There is an acute need for housing support for low-income households in the 30-60% AMI range (about \$20,040 – \$40,080 for a family of 2 in Lewis County in 2023). Most of the households in this income range were burdened by housing costs, paying at least 30%, and often over 50% of their income toward rent. In our group of survey respondents, almost all of the households in this income range were working, either year-round or seasonally; very few retirees fell into this income range and no one in this income range reported unemployment. Most of the families with children that responded to our survey fell into this income range. The survey respondents in this income group included a mix of homeowners, renters, and people experiencing housing instability and homelessness. These households can benefit from the same types of programs listed above. Many of the renters in this income group also reported an interest in becoming homeowners; these households could benefit from down payment assistance, first-time homebuyer, low-interest mortgage loans, and/or community land trust programs that can help make homeownership affordable for low-income households.
- Households in the 60-80% AMI range (\$40,080 - \$53,440 for a family of 2 in Lewis County in 2023) were evenly split between homeowners and renters. Many households in this income range were families with children, and the remainder were households made up of “working age” adults (18-62); there were no senior households in this income bracket amongst our survey respondents. Housing costs were less of an issue for households in this range, but a minority of homeowners in this income range still struggled to pay for needed maintenance and repairs on their homes. For renters in this income range, housing quality issues were a major concern – a high majority reported problems with housing that lacked adequate heating, plumbing, or electricity or needed other repairs. There was a significant amount of interest in either affordable rental or affordable homeownership programs amongst renter households in this income range.
- For households in the 80-100% income range (\$53,440 - \$66,800 for a 2-person household), renter households struggled to find decent housing that they could afford –

many of these households reported they were in danger of losing their housing due to pending or possible sale, and many also reported housing quality issues, including lack of adequate heating, plumbing or electricity or other needed repairs. Many of these households shared that they wanted to become homeowners but didn't see a feasible path to homeownership due to high prices; renter households in this income range were very interested in both affordable rental and affordable homeownership opportunities.

- Most of the low- and moderate-income households that responded were interested in moving for either affordable rental or affordable homeownership projects. About 92% of renter households earning less than 120% AMI expressed interest in moving into an affordable rental home if it was available. Many households earning less than 120% AMI were interested in affordable homeownership opportunities – about 70% of households in this group.
- Survey respondents, as a group, conveyed a palpable sense that the community is changing to be focused on the needs of vacationers, with local residents paying the price. Many respondents blamed short-term rentals for the severe lack of rental housing. Renters are feeling particularly vulnerable, fearing that their rental home will be sold and/or turned into a short-term rental. However, homeowners are also concerned, especially lower-income homeowners who are struggling to pay for their property taxes as values have increased and who fear they will be forced to sell (and unable to afford another home in Packwood). Some respondents also felt that the increasing presence of vacationers also created other problems locally, including more noise and crime.
- Many survey respondents (68%) were interested in the idea of building a small rental unit on their property, that they could rent out at an affordable rate. About half of the homeowners and/or landowners who responded to the survey expressed interest in the idea of creating an additional small unit on their property to create a long-term rental to help address local housing needs. However, many respondents had conditions and caveats that would need to be in place to consider this option. Key issues that respondents identified as conditions that would need to be in place to consider this include getting financing for the cost of building (including the new structure as well as infrastructure such as drilling for well and septic and/or hook-ups to city water/sewer systems), creating a layout that preserves privacy for tenants and owner, ensuring that the rents paid adequately cover costs (including taxes), need for help with design and permitting, and HOA approvals. Other themes related to tenant screening and occupancy rules and ensuring maintenance of the property.

References

- Office of Financial Management, State of Washington. 2018. *County growth management population projections by age and sex: 2010-2040*. Retrieved from https://ofm.wa.gov/sites/default/files/public/dataresearch/pop/GMA/projections17/GMA_2017_county_pop_projections.pdf
- U.S. Census Bureau. 2010a. Table P1: Total Population, ZCTA5 98361. *Decennial Census*. Retrieved from <https://data.census.gov/table?g=860XX00US98361&tid=DECENNIALSF12010.P1>
- U.S. Census Bureau. 2010b. Table P1: Total Population, Big Bottom CCD. *Decennial Census*. Retrieved from <https://data.census.gov/table?q=big+bottom+ccd&tid=DECENNIALSF12010.P1>
- U.S. Census Bureau. 2011a. Table DP05: Demographic and housing estimates, Big Bottom CCD. *American Community Survey 5-Year Estimates Data Profiles*. Retrieved from <https://data.census.gov/table?g=0600000US5304190208&tid=ACSDP5Y2011.DP05>
- U.S. Census Bureau. 2011b. Table DP05: Demographic and Housing Estimates, ZCTA5 98361. *American Community Survey 5-Year Estimates Data Profiles*. Retrieved from <https://data.census.gov/table?q=ZCTA5+98361&tid=ACSDP5Y2011.DP05>
- U.S. Census Bureau. 2011c. Table S2503: Financial characteristics, Big Bottom CCD, Lewis County. *American Community Survey 5-Year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?q=Financial+Characteristics&g=060XX00US5304190208&tid=ACSST5Y2011.S2503>
- U.S. Census Bureau. 2020a. Table P1: Total Population, ZCTA5 98361. *Decennial Census*. Retrieved from <https://data.census.gov/table?g=860XX00US98361&tid=DECENNIALDHC2020.P1>
- U.S. Census Bureau. 2020b. Table DP1: Profile of General Population and Housing Characteristics, Big Bottom CCD. *Decennial Census*. Retrieved from <https://data.census.gov/table?q=big+bottom+ccd&d=DEC+Demographic+Profile&tid=DECENNIALDP2020.DP1>
- U.S. Census Bureau. 2020c. Table H12: Tenure by Household Size, Big Bottom CCD. *Decennial Census*. Retrieved from <https://data.census.gov/table?q=big+bottom+ccd&y=2020&d=DEC+Demographic+and+Housing+Characteristics&tid=DECENNIALDHC2020.H12>

- U.S. Census Bureau. 2021a. Table DP05: Demographic and housing estimates, Big Bottom CCD. *American Community Survey 5-Year Estimates Data Profiles*. Retrieved from <https://data.census.gov/table?g=0600000US5304190208&tid=ACSDP5Y2021.DP05>
- U.S. Census Bureau. 2021b. Table S1101: Households and families, Big Bottom CCD. *American Community Survey 5-Year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?q=S1101:+HOUSEHOLDS+AND+FAMILIES&g=0600000US5304190208&tid=ACSST5Y2021.S1101>
- U.S. Census Bureau. 2021c. Table S1101: Households and families, Washington. *American Community Survey 5-Year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?q=S1101:+HOUSEHOLDS+AND+FAMILIES&g=0400000US53&tid=ACSST1Y2021.S1101>
- U.S. Census Bureau. 2021d. Table S2503: Financial characteristics, Big Bottom CCD, Lewis County. *American Community Survey 5-Year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?q=financial+characteristics&g=0600000US5304190208&tid=ACSST5Y2021.S2503>
- U.S. Census Bureau. 2021e. Table S2503: Financial characteristics, Lewis County. *American Community Survey 5-Year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?text=financial+characteristics&g=050XX00US53041&tid=ACSST5Y2021.S2503>
- U.S. Census Bureau. 2021f. Table B17001: Poverty status in the past 12 months by sex by age, Big Bottom CCD, Lewis County, WA. *American Community Survey 5-Year Estimates Detailed Tables*. Retrieved from <https://data.census.gov/table?q=B17001:+POVERTY+STATUS+IN+THE+PAST+12+MONTHS+BY+SEX+BY+AGE&g=0600000US5304190208&tid=ACSDT5Y2021.B17001>
- U.S. Census Bureau. 2021g. Table S2401: Occupation by sex for the civilian employed population 16 years and over, Big Bottom CCD, Lewis County, WA. *American Community Survey 5-Year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?t=Income+and+Earnings&g=060XX00US5304190208&tid=ACSST5Y2021.S2401>
- U.S. Census Bureau. 2021h. Table S2402: Occupation by sex for the full-time, year-round civilian employed population 16 years and over, Big Bottom CCD, Lewis County, WA. *American Community Survey 5-Year Estimates Subject Tables*. Retrieved from <https://data.census.gov/table?t=Income+and+Earnings&g=060XX00US5304190208&tid=ACSST5Y2021.S2402>
- U.S. Census Bureau. 2021i. Table S2501: Occupancy characteristics, Big Bottom CCD, Lewis County, WA. *American Community Survey 5-Year Estimates Subject Tables*. Retrieved from

<https://data.census.gov/table?q=household+size&g=0600000US5304190208&tid=ACSS T5Y2021.S2501>

U.S. Census Bureau. 2021j. TableDPO4: Selected Housing Characteristics, Big Bottom CCD, Lewis County, WA. *American Community Survey 5-Year Estimates Data Profiles*. Retrieved from

<https://data.census.gov/table?q=household+size&g=0600000US5304190208&tid=ACSD P5Y2021.DP04>

U.S. Census Bureau. 2021k. Table B25004: Vacant housing units. *American Community Survey 5-Year Estimates Detailed Tables*. Retrieved from

<https://data.census.gov/table?q=vacancy+status&g=0600000US5304190208&tid=ACSD T5Y2021.B25004>

U.S. Census Bureau. 2021l. Table DP05: Demographic and Housing Estimates, ZCTA5 98361. *American Community Survey 5-Year Estimates Data Profiles*. Retrieved from

<https://data.census.gov/table?q=ZCTA5+98361&tid=ACSDP5Y2021.DP05>

Washington State Housing Finance Commission. 2022, April 18. MTSP-income and rent limits. Retrieved from

<https://www.wshfc.org/Managers/AMCLimits/Others/BoxInfo/2022RentIncomeLimitsYear.pdf>

Livable Packwood Housing Needs Assessment

Appendix A: Results of the Community Housing Needs Survey

Key Takeaways

- In the housing development world, “workforce housing” typically refers to housing for people earning moderate incomes, perhaps 80-120% of area median income. However, many local residents in the Packwood area who make up the core of the local workforce earn significantly less than that. Based on our survey results, the local workforce in need of housing support ranges from households earning less than 30% all the way up to households earning 100% of Area Median Income.
- Many renters, including those earning up to 100% of area median income report problems with the condition of their housing that can be health and safety issues; this includes inadequate plumbing, heating or electricity, and/or other issues like holes in the walls, roof, windows or doors, mold or pests in the home, peeling paint or broken plaster. Low and very low-income homeowners also report similar problems with the condition of their housing.
- Renters are very concerned about losing their housing since there are few to no rentals available; many shared that if they lose their current housing, they fear becoming homeless or having to leave the area due to lack of available housing. These fears are common even amongst renters who are not having any trouble keeping up with their current housing costs. A particular concern is that the house they live in will be turned into a short-term rental, and/or sold and no longer available for rent.
- There is an acute need for housing support for very low-income households, which are households earning less than 30% AMI (about \$20,040 in Lewis County for a family of 2, in 2023). Unsurprisingly, these households were the most likely of any income group to report a severe burden of housing costs, with those costs making up more than half their income. Based on our community survey, these households are likely to fall into one of two categories. The first category is very low-income homeowners, including retired seniors on fixed incomes, whose incomes are too low to keep up with property taxes and home maintenance. These homeowners report significant housing quality issues due to the lack of funds available to make repairs/maintain their homes, and fear of losing their homes due to inability to pay property taxes. Low-income home repair and/or weatherization programs and property tax reductions or abatements could help these households. The other main category of households earning less than 30% AMI are individuals and families living in temporary or marginal conditions – some of these households meet definitions of being unhoused. They may be “doubled-up,” living with friends and family without a lease, living in an RV (with or without hookups) or in

another type of vehicle, or in a structure not meant for human residency, like a garage. Since most of these households are working, they do have some income to pay toward rent, but cannot find an affordable rental. Affordable rental programs with income and rent restrictions targeting people at 30% AMI could meet the needs of this group.

- There is an acute need for housing support for low-income households in the 30-60% AMI range (about \$20,040 – \$40,080 for a family of 2 in Lewis County in 2023). Most of the households in this income range were burdened by housing costs, paying at least 30%, and often over 50% of their income toward rent. In our group of survey respondents, almost all of the households in this income range were working, either year-round or seasonally; very few retirees fell into this income range and no one in this income range reported unemployment. Most of the families with children that responded to our survey fell into this income range. The survey respondents in this income group included a mix of homeowners, renters, and people experiencing housing instability and homelessness. These households can benefit from the same types of programs listed above. Many of the renters in this income group also reported an interest in becoming homeowners; these households could benefit from down payment assistance, first-time homebuyer, low-interest mortgage loans, and/or community land trust programs that can help make homeownership affordable for low-income households.
- Households in the 60-80% AMI range (\$40,080 - \$53,440 for a family of 2 in Lewis County in 2023) were evenly split between homeowners and renters. Many households in this income range were families with children, and the remainder were households made up of “working age” adults (18-62); there were no senior households in this income bracket amongst our survey respondents. Housing costs were less of an issue for households in this range, but a minority of homeowners in this income range still struggled to pay for needed maintenance and repairs on their homes. For renters in this income range, housing quality issues were a major concern – a high majority reported problems with housing that lacked adequate heating, plumbing, or electricity or needed other repairs. There was a significant amount of interest in either affordable rental or affordable homeownership programs amongst renter households in this income range.
- For households in the 80-100% AMI range (\$53,440 - \$66,800 for a 2-person household), renter households struggled to find decent housing that they could afford – many of these households reported they were in danger of losing their housing due to pending or possible sale, and many also reported housing quality issues, including lack of adequate heating, plumbing or electricity or other needed repairs. Many of these households shared that they wanted to become homeowners but didn’t see a feasible

path to homeownership due to high prices; renter households in this income range were very interested in both affordable rental and affordable homeownership opportunities.

- Most of the low- and moderate-income households that responded were interested in moving for either affordable rental or affordable homeownership projects. About 92% of renter households earning less than 120% AMI expressed interest in moving into an affordable rental home if it was available. Many households earning less than 120% AMI were interested in affordable homeownership opportunities – about 70% of households in this group.
- Survey respondents, as a group, conveyed a palpable sense that the community is changing to be focused on the needs of vacationers, with local residents paying the price. Many respondents blamed short-term rentals for the severe lack of rental housing. Renters are feeling particularly vulnerable, fearing that their rental home will be sold and/or turned into a short-term rental. However, homeowners are also concerned, especially lower-income homeowners who are struggling to pay for their property taxes as values have increased and who fear they will be forced to sell (and unable to afford another home in Packwood). Some respondents also felt that the increasing presence of vacationers also created other problems locally, including more noise and crime.
- Many survey respondents (68%) were interested in the idea of building a small rental unit on their property, that they could rent out at an affordable rate. However, many respondents had conditions and caveats that would need to be in place to consider this option. Key issues that respondents identified as conditions that would need to be in place to consider this include getting financing for the cost of building (including the new structure as well as infrastructure such as drilling for well and septic and/or hook-ups to city water/sewer systems), creating a layout that preserves privacy for tenants and owner, ensuring that the rents paid adequately cover costs (including taxes), need for help with design and permitting, and HOA approvals. Other themes related to tenant screening and occupancy rules and ensuring maintenance of the property.
- About half of the homeowners and/or landowners who responded to the survey expressed interest in the idea of creating an additional small unit on their property to create a long-term rental to help address local housing needs. For these home and landowners, the key issues they identified needing to address in order to do this included financing for the cost of building (including the new structure as well as infrastructure such as drilling for well and septic and/or hook-ups to city water/sewer systems), creating a layout that preserves privacy for tenants and owner, ensuring that the rents paid adequately cover costs (including taxes), getting help with design and

permitting, and HOA approvals. Other themes related to tenant screening and occupancy rules, and ensuring maintenance of the property.

Summary Report

The Community Housing Needs Survey was made available online from April 18 through June 15, 2023. Members of the Livable Packwood board circulated the survey link in a variety of ways throughout the Packwood community. Anyone who considers themselves part of the Packwood community was invited to take part. No personally identifiable information was collected; all answers were anonymous. Although many survey questions were optional, participants were encouraged to complete as many of the questions as they could. Participants were encouraged to send the survey link to other Packwood community members.

The survey consisted of 26 questions, including a mixture of multiple choice and short-answer questions. (Survey questions at end).

A total of 83 respondents took the survey.

Where did the survey respondents live and work?

The majority of respondents (66%) said they live year-round in Packwood. An additional 16% said they live seasonally in Packwood, while 18% said they live outside of Packwood. Survey respondents living outside of Packwood were asked to specify where they live; answers included other Randle, Glenoma, Naches, Yakima, Tacoma, and Vancouver, WA; one respondent lived out of state. The majority of respondents (70%) also said they would prefer to live year-round in Packwood; while 20% said they would prefer to live seasonally in Packwood and 10% said they would prefer to live outside of Packwood. Preferred locations outside of Packwood included Cora, Randle, or Kapowsin; one respondent indicated a desire to live “closer to shopping and medical,” and another to live “anywhere that is not all vacation rentals.”

About 37% of respondents said they work year-round in Packwood, while 7% said they work seasonally in Packwood. About 16% of respondents said they are retired or not working outside the home, while 1% were unemployed. The largest segment of respondents, 39%, said they work outside of Packwood. Workplace locations outside Packwood reported by survey respondents included Morton, White Pass, Tacoma, Randle, SeaTac, Olympia, Toledo, Seattle, Mt. Rainier National Park, and Tieton, WA, as well as Toronto and Washington D.C. Several respondents indicated that they live in Packwood year-round and work from home for an employer outside of Packwood.

How did housing needs vary by income?

Typically, affordable housing programs use household income, as a percentage of Area Median Income (% AMI), to determine whether a household is eligible for the program. For instance, many affordable rental housing projects limit eligibility to households earning no more than

60% of the area median income (60% AMI), while many affordable homeownership projects limit eligibility to households earning no more than 80% of the area median income (80% AMI). AMI limits vary based on household size and are determined for each county. These income limits for housing projects are typically written into funding requirements for state and federal housing investments. Therefore, understanding the needs of households at different AMI within the Packwood area can help the community determine what kind of housing is needed for households at different income levels, and whether public funding may be available to create housing projects that meet these needs.

The following chart for Lewis County shows the maximum household income for housing that is set aside at different income brackets, based on household sizes of up to 5 people, per Washington State Housing Finance Commission's 2023 guidance (which is based on formulas established by HUD). Publicly funded rental housing projects often set-aside a certain number of units for households at or below 30%, 50%, and 60%, based on community needs; most affordable homeownership projects restrict eligibility to 80% AMI but some may go up to 120% AMI, depending on funding availability and community need.

Lewis County: Income Limits by Household Size from Washington State Housing Finance Commission/HUD

Percentage of AMI	1-person household	2-person household	3-person household	4-person household	5-person household
30%	\$17,550	\$20,040	\$22,560	\$25,050	\$27,060
50%	\$29,250	\$33,400	\$37,600	\$41,750	\$45,100
60%	\$35,100	\$40,080	\$45,120	\$50,100	\$54,120
80%	\$46,800	\$53,440	\$60,160	\$66,800	\$72,160
100%	\$58,500	\$66,800	\$75,200	\$83,500	\$90,200
120%	\$70,200	\$80,160	\$90,240	\$100,200	\$108,240

Most survey respondents provided us with their household size and income, enabling us to calculate their household's income as a percentage of the Area Median Income. The following table shows the percentage of survey respondents within income brackets ranging from under 30% of AMI to over 120% of AMI.

Percentage of AMI Bracket	Number of Survey Respondents	% of Survey Respondents
Under 30% AMI	7	9%
30-50% AMI	20	25%
50-60% AMI	4	5%
60-80% AMI	15	19%
80-100% AMI	10	12%
100-120% AMI	6	7%
Over 120% AMI	19	23%

The sections below delve into housing needs by income, by breaking down data on different groups, e.g., families with children, adults without children, seniors, renters, homeowners, etc.

How did housing needs vary by income for families with children, adults without children, seniors?

People in a range of household sizes and types responded to our survey. Amongst our respondents, 18% were in 1-person households, 37% in 2-person, 24% in 3-person, 14% in 4-person and 6% in 5-person households. Out of all the respondents, 37% were families with children under the age of 18, and 27% were households including at least one person over the age of 62. The majority of survey respondents, 85%, lived in households with at least one adult between the ages of 18-62. Twelve percent of survey respondents were in senior-only (62+) households; of these, 40% (5% of all survey respondents) were seniors living alone and 60% (7% of all survey respondents) were seniors in 2-person households. Thirty-five percent of respondents were in households made up “working-age” adults only (people age 18-62), not including seniors and without children; for the purposes of the analysis below, these are referred to as “adult-only” households.

The following table provides further information about the income level of different types of households amongst our survey respondents.

AMI Bracket	All Survey Respondents	Adult-Only Households	Families with Children	Senior-Only Households
Under 30% AMI	9%	0%	7%	30%
30-50% AMI	25%	24%	30%	20%
50-60% AMI	5%	3%	10%	0%
60-80% AMI	19%	10%	23%	0%
80-120% AMI	19%	31%	7%	30%
Over 120% AMI	23%	28%	20%	20%

In our group of survey respondents, “adult-only” households were slightly overrepresented in the higher income groups (over 80% AMI) and underrepresented in the income groups below 80% AMI. Families with children were overrepresented in the 30-80% AMI range, and very slightly underrepresented in the under 30% AMI and over 120% AMI groups. Senior-only households trended towards both ends of the income spectrum: they were overrepresented in the under 30% AMI and 80-120% AMI groups, and very underrepresented in the middle-income range of 50-80% AMI.

Housing cost burden varied significantly by income-range among the survey respondents. Households that pay more than 30% of their income in housing costs are considered “cost-burdened,” meaning that the cost of their housing is unaffordable, placing significant pressure

on their overall household budget and raising the risk of being unable to keep up with monthly housing costs. Households that pay more than 50% of their income in housing costs are considered severely cost-burdened. The following chart shows the percentage of respondents in each income category that were not cost-burdened (paying less than 30% of their income toward housing), cost-burdened (paying between 30-50% of income toward housing) and severely housing cost-burdened (paying more than 50% of income toward housing).

AMI Bracket	Not Housing Cost-Burdened	Housing Cost-Burdened	Severely Housing Cost-Burdened
Under 30% AMI	0%	17%	83%
30-50% AMI	37%	37%	26%
50-60% AMI	0%	67%	33%
60-80% AMI	67%	20%	13%
80-120% AMI	53%	40%	7%
Over 120% AMI	95%	5%	0%

Overall, the majority of the survey respondents (57%) were not housing cost burdened. However, the majority of survey respondents earning below 120% AMI *were* housing cost burdened (55%). Amongst our survey respondents, the lowest income households earning less than 30% AMI were by far the most likely to be severely housing cost burdened, with 83% of these households paying more than 50% of their income toward housing costs. By contrast, none of the households earning more than 120% AMI fell into the severely housing cost-burdened category, and only one household earning over 120% AMI fell into the cost-burdened category. Half of households earning between 30-80% AMI were likely to be cost-burdened or severely cost burdened, paying more than 30% of their income toward housing costs. A significant minority of moderate-income households were housing cost-burdened – a total of 33% of households earning between 60-80% AMI and 47% of households earning between 80-120% AMI.

How did housing needs vary by current housing situation and income, combined?

A total of 62 households earning up to 120% AMI answered our survey, and we have analyzed their housing needs and priorities in depth. (Feedback obtained from households earning over 120% is included in other sections of this report). The following charts summarize some of the housing issues and interests of these households, broken down by current housing situation and income bracket. The written sections that follow provide further information in narrative format. (The numbers that appear in parantheses are the total number of survey respondents in each category).

Housing Needs Chart: By Current Housing Situation & Percentage of Area Median Income

Temporary or Vehicle (14)	Under 30% AMI (3)	30-50% AMI (5)	50-60% AMI (1)	60-80% AMI (2)	80-120% AMI (3)
Housing quality issues?	100%	25%	100%	0%	33%
Interested in moving for affordable rental? (Y or M)	100%	100%	100%	100%	66%
Interested in moving for affordable homeownership? (Y or M)	100%	100%	100%	100%	100%

Renter (with lease) (20)	Under 30% AMI (0)	30-50% AMI (9)	50-60% AMI (1)	60-80% AMI (6)	80-120% AMI (4)
Housing quality issues?	n/a	33%	100%	83%	50%
Interested in moving for affordable rental? (Y or M)	n/a	89%	100%	83%	100%
Interested in moving for affordable homeownership? (Y or M)	n/a	78%	100%	100%	100%

Homeowner (28)	Under 30% AMI (4)	30-50% AMI (6)	50-60% AMI (2)	60-80% AMI (7)	80-120% AMI (9)
Housing quality issues?	50%	17%	50%	29%	0%
Interested in moving for affordable rental? (Y or M)	25%	0%	0%	0%	29%
Interested in moving for affordable homeownership? (Y or M)	25%	50%	50%	14%	71%

Households at 30% AMI

We heard from 7 respondents in households earning less than 30% AMI. An income of less than 30% AMI is considered “extremely low-income.” People in this income range are often vulnerable to very unstable housing conditions, including homelessness, and can find it next to impossible to afford quality housing at the market rate. In our group of survey respondents, 43% of respondents earning under 30% AMI were retired or not working outside the home, 29% were working year-round in Packwood, 14% were working outside of Packwood, and 14% were unemployed.

Two of the respondents in this income group were experiencing significant housing instability at the time they took the survey; one had been evicted (due to the sale of the property they had been living on) and was living in a garage, and one was living with friends or family, with no lease. One of these households was a family with kids. Both respondents also reported significant housing quality issues where they are living, including inadequate heating, plumbing, electricity, rodents, insects or pests inside the home, mold inside the home, holes in the floor, roof, walls or windows, and broken plaster or peeling paint. A third respondent in this income group was a single adult senior living in an RV in an RV court, who reported no issues with the condition of their housing. All three of these respondents indicated an interest in moving into either affordable rental housing or affordable homeownership, if the opportunity were available. New affordable rental housing projects targeting people at or below 30% AMI could benefit this group.

The remaining four survey respondents who we heard from in this income category were homeowners. Two of these extremely low-income homeowner households were made up of seniors (over age 62) who are retired or not working outside the home, and a third also included one senior. While these respondents did not all include information about the amounts they pay in property tax, all identified high property tax rates as their key concern or issue regarding keeping up with housing costs. While 2 of the 4 survey respondents identified no housing quality issues, the other two extremely low-income homeowner respondents reported several issues related to housing quality, including inadequate heating, plumbing and electricity, mold inside the home, holes in the floor, roof, walls or windows, broken plaster or peeling paint; one described their home as “unrepairable,” “dilapidated and not up to code.” Only one of these low-income homeowner households expressed an interest in moving (into either affordable rental or homeownership). One of the households commented that they have considered other options for rental or purchase but could find nothing affordable in Packwood. Housing programs that could best help meet the needs of these extremely low-income homeowners might include reduced property tax rates for low-income and/or senior households, as well as programs to help low-income homeowners with home repairs.

Households between 30-50% AMI

We heard from 20 respondents in households earning between 30-50% AMI. This income group made up the largest segment of survey respondents. People in this income group typically struggle to afford market-rate housing and can be vulnerable to housing instability and homelessness. The survey respondents in this income group included a mix of homeowners, renters, and people experiencing housing instability and homelessness.

Four of the survey respondents in this income range were living in temporary or unstable housing, either doubled-up with friends and family (and no lease) or in an RV without hookups (no heating, plumbing or electricity). A fifth lived in an RV in an RV park. Each of these survey respondents expressed a need for affordable rental housing and indicated that it is not available in Packwood. All indicated that they would move into affordable rental housing in Packwood if it were available, and all said yes or maybe to moving into affordable homeownership if it were available (the one that said “maybe” to affordable homeownership expressed concern that the homeownership option would still not be affordable to them).

Nine of the survey respondents in this income range were renting with a lease; two were renting single-family homes (non-manufactured), four were renting manufactured or mobile homes, two were renting units in multi-family buildings (two or more units in the building), and one was renting an RV. While these low-income renters did not express concerns about keeping up with their current housing costs, several did express concern about losing their housing, indicating that if their housing was sold or their landlord passed away they did not believe they would be able to find another affordable housing option. All but one of the renters in this income bracket said they would move into quality affordable rental housing, if it were available. Responses to the question about whether they would move into quality affordable homeownership were mixed between yes, no and maybe answers. One-third of this group of low-income renters reported housing quality issues, including inadequate heating, plumbing, and electricity, pests and mold in the home, holes in the floor, roof, walls, or windows, and broken plaster or peeling paint. Programs designed to preserve “naturally-occurring” affordable rental housing and to help with maintenance of rental housing (particularly if funds for repair were paired with requirements to maintain rent and income restrictions targeting lower-income households) could help improve housing conditions and reduce concerns about loss of housing for renters in this group. New affordable rental housing projects targeted at households below 50% AMI could also help create more housing opportunities for this group, including those experiencing housing instability and homelessness.

Six survey respondents in the 30-50% AMI category were homeowners, including two owners of manufactured/mobile homes and four owners of non-manufactured homes. Two of these homeowners expressed concern about being able to keep up with housing costs, one noting that increasing housing prices were driving up their costs (presumably through increased property taxes) and the other noting that low wages made it hard to keep up with costs. One homeowner reported problems with inadequate heating, plumbing and electricity and needs for other home repairs. While none of the homeowners in this income bracket wanted to move

into affordable rental housing, several expressed interest in moving into affordable homeownership, if the opportunity were available. These homeowners could benefit from programs to reduce property tax rates for low-income and/or senior households, as well as programs to help low-income homeowners with home repairs.

Households between 50-60% AMI

We heard from four survey respondents in households earning between 50-60% AMI. One respondent rented a single-family home, one owned a manufactured home and the land it is on, one owned a manufactured home and rented the land, and one was living in an RV without hookups (no plumbing, heating or electricity). The renter indicated that the home they rent is unfinished, missing many light fixtures, and with broken plaster and peeling paint. One of the manufactured homeowners also indicated housing quality issues including inadequate plumbing, holes in the floor, roof, walls or window, broken plaster or peeling paint, and a damaged furnace. The manufactured homeowner who leases their land expressed concern about losing their housing, indicating that everyone they know in the area who doesn't own land is "at risk of losing housing at all times." While the two manufactured homeowners were not interested in moving into affordable rental housing, the other survey respondents in this income bracket answered "maybe" to that question. Three out of the four respondents in this income bracket, including one of the homeowners, expressed interest in moving into quality affordable homeownership.

Households between 60-80% AMI

We heard from 15 respondents in households earning between 60-80% AMI. This income range is typically considered "moderate income," and many affordable homeownership projects target residents in this income range.

Six respondents in this income bracket reported renting with a lease. One third of these respondents reported struggling to keep up with housing costs, and one noted that they would like to buy but can't afford to. Two-thirds of the renters in this income bracket report housing quality issues, including inadequate plumbing, and electricity, mold in the home, pests in the home, and broken plaster or peeling paint. All of the renters in this income bracket expressed concerns about losing their housing, with several specifically worrying about the housing being sold, and one stating that the home is a vacation home for the owners, so they are only renting temporarily. Most of these moderate-income renters said "yes" or "maybe" when asked about interest in affordable rental housing; and most said "yes" when asked about interest in affordable homeownership (one respondent in this group didn't respond to these questions). An affordable homeownership program could meet the needs and priorities of residents in this income-bracket. Increasing the availability of quality affordable rental housing could also help residents in this income-bracket.

Six respondents in this income bracket were homeowners; four owned non-manufactured homes and two owned manufactured homes as well as the land they are on. One additional

respondent in this income-bracket owns land and is working on building a permanent home there. The majority of homeowner respondents in this income-bracket raised concerns about property tax increases making their housing costs unaffordable – either that they are already unaffordable or they fear that they will become unaffordable in the future. Two of the respondents reported housing quality issues, including pests in the home and holes in floors, roof, walls or windows. This group of homeowners was not interested in affordable rental housing and only one was interested in moving for an affordable homeownership program. These homeowners could benefit from programs to reduce property tax rates for moderate-income and/or senior households, as well as programs to help moderate-income homeowners with home repairs.

The remaining two respondents in this income bracket included one respondent who works for the Forest Service and lives in employee housing, and one who is living temporarily with friends or family.

Households between 80-120% AMI

Although many publicly-funded housing programs cut-off eligibility above 80% AMI, households in this income bracket may still struggle to find and afford quality housing at market rates, depending on the local housing market. We heard from ten survey respondents earning 80-100% AMI and six earning 100-120% AMI.

Three survey respondents in this income bracket (all in the 80-100% range) were staying in temporary situations: two with friends and family (without a lease), and one was living in temporary housing for seasonal workers (through their employer). One of these respondents said they would like to own a home in the area someday but fear they will not be able to due to housing costs. One of the residents living with family noted that they are in danger of losing their housing because the family member plans to move; the worker living in seasonal housing noted that they fear losing their housing because it is dependent on the employer's priorities, with "nonexistent" other options. The worker living in seasonal housing noted several housing quality issues, including rodents and mold in the home, holes in the floor, walls, roof or windows, and broken plaster or peeling paint. Two of these residents said yes, they would be interested in quality affordable rental housing, and all three said yes or maybe to affordable homeownership options.

Four survey respondents in this income bracket (all in the 80-100% range) reported renting with a lease. Three of the renters lived in single-family homes, one in an RV. Housing quality issues were reported by two of these residents, including inadequate heating, plumbing and electricity, pests and mold in the home, and holes in the floor, roof, walls or windows. Rising housing costs were a concern for some of these renters, and two out of the four indicated that they will soon lose their housing – one because the home is becoming a vacation rental, and the other because the home is being sold. All four said either yes or maybe when asked if they would move into a quality affordable rental home in Packwood, and yes or maybe when asked if

they would move into quality affordable homeownership in Packwood. Although 80-100% is above the income threshold typically funded by the state for affordable housing projects, the low availability of rental housing stock seems to be making it difficult for households in this income range to find and retain housing. Mixed income rental or homeownership projects could serve households in this income range.

The remaining nine respondents in this income range owned their homes: eight owned non-manufactured homes and one owned a manufactured home and the land it's on. Four of these respondents indicated they have concerns about keeping up with housing costs; two mentioned rising property taxes as the reason, and two stated that their incomes are not high enough to keep up with their housing costs. One of the homeowners indicated that they are renting out their home as a short-term rental to make ends meet. None of these homeowners reported any housing quality issues, suggesting that they are able to keep up with home maintenance and repairs. Most of these homeowners were not concerned about losing their housing, although one worries about losing their home to flooding and one has concerns about losing their housing due to unemployment, and inability to keep up with costs. Two of the homeowners answered "yes" or "maybe" to the question about moving into affordable rental housing, but most answered "no;" however, 5 respondents in this group said "yes" they would be interested in affordable homeownership opportunities.

How much are current housing costs, for renters and owners that responded to our survey? To what extent did survey respondents have concerns about keeping up with housing costs and/or losing their housing?

A total of 41 homeowners (manufactured and non-manufactured) and 22 renters (with a lease) provided us with information about their monthly housing costs. For homeowners, the average monthly amount for all housing costs was about \$1,413. For renters, the average monthly amount paid for all housing costs was about \$1,280. These totals include mortgage, property taxes and HOA dues (for owners) and rent (for renters) as well as basic utilities (heat, water, electricity, garbage pickup).

We gave survey respondents the option to provide a short-answer response to the question, "Do you have any concerns or issues regarding keeping up with your housing costs? If so, please describe." Twenty-five survey respondents answered no, without further elaboration. Among those who did share concerns about keeping up with housing costs, key themes included concern about property taxes being too expensive and/or increasing, rent being too expensive and/or increasing, worry about finding new housing if the current housing situation is lost, concern about low wages and/or inconsistent availability of work, and the inability to buy or stay in Packwood due to high housing costs. The following is full list of these question responses (lightly edited for grammar, spelling and typos):

- I'm paying commercial property tax rates on a building that is not even repairable
- Property tax. Too expensive

- Taxes
- Out of control state spending leading to rising real estate values and taxes
- On social security and worried about being taxed out of my house
- I can't find a place to live and be able to work in Packwood
- Yes, property taxes keep going up
- Too many out of towners are driving the cost up and driving safe locals out
- Yep. It's expensive
- It's gotten far too expensive for what people are making hourly
- Yes; if rent keeps going up, I'll be living in my vehicle
- Just worried about being taxed out of my home
- Not currently, just would like not to move. If sold, it turns into AirBNB
- Finding somewhere affordable
- Unemployed
- No keeping up with housing costs. Just worried: if my landlord dies, I'll be homeless
- Taxes have risen dramatically over the past 6 years. We have much less in savings now because of it
- If something happens to my husband and I end up here by myself with my grandson, I cannot afford to live here because the pay to work in Packwood is not enough
- Property taxes
- Yes, I left my job recently and was a part time employee up at White Pass. My income there is nowhere near what I would need to survive to make my housing payments. I have been AirBNB-ing my house to make ends meet
- Rent goes up every year
- We feel lucky our house payment is so low, but we left Packwood partially because it wasn't affordable to live there anymore for the space we need for our family
- I would like to own a home in Packwood one day, but in the current market could not afford one
- We would like to own our home, but concerned we couldn't afford to buy here
- Want to move to Packwood but cannot afford the rising prices
- Cost of housing is high considering area, distance from amenities, nature of seasonal work
- Yes. Unless you're also working for tips (which is inconsistent at best) there are very, very few job opportunities that allow you to be anything other than month-to-month
- Yes. Husband is employed by gig labor and if he isn't working, bills are tight!
- It keeps rising
- I currently live on undeveloped land. I am concerned that once we have a home, our property taxes will skyrocket
- Property taxes have tripled in the last 15 years, not sure we will be able to keep up with the increases

- National debt and interest rates
- Increasing property taxes

We also gave survey respondents the option to provide a short-answer response to the question, “Do you feel you are at risk of losing your housing? If yes, please describe.” Thirty-three respondents answered no, without further elaboration. Key themes for homeowners included fears of losing housing due to not being able to keep up with costs, especially rising property taxes, or to natural disasters such as flood or wildfire. For renters, key themes included fears of losing the home because it is sold, having the home turned into a short-term rental, and/or having the owners reclaim their home as a vacation; other renters indicated that being on a month-to-month lease, being in employer-controlled housing, and/or simply being a renter means they are continually at risk of losing their home. The following is full list of these question responses (lightly edited for grammar, spelling and typos):

- Property taxes and not able to keep up with the influx of higher income people moving in
- Already lost it. Plans changed unexpectedly
- Yes, being taxed out of my house
- Every winter I am concerned that it may flood. I feel that some of us that live in High Valley 8-11 need financial assistance to help shore up rock retaining walls, in order to help from preventing losing our house to a flood, on the river
- Yes, I borrowed/sublet rented the RV for winter and now am facing being homeless
- Yes. May sell to become an AirBNB
- I have no clue how long this will be. Would love to live here permanently, forever
- 50/50. It's a new rental experience for the landlords
- At the end of the year. It's a family vacation home. Worried they'll stop renting it
- Grandparents want to move
- Yes! My house is going on market to be sold
- Yes; evicted for sale
- Yes, everyday. And the fear is I'll lose it to an AirBNB
- Month to month lease, home is temporary living
- No. Luckily, we were able to buy before Packwood homes became far too expensive for our income level. We could not afford to buy a home in Packwood now...not even half of what our house is worth now
- Yes, as I left my career in October and have not been able to find an adequate job since. I am working on business plan in the hopes that I will be able to start a business that can pay me a decent salary
- House may sell
- Everyone that I know that doesn't own land in the area is at risk of losing housing at all times

- As renters, yes. Our landlords intend to take the house back as their vacation home in a year
- Yes. Housing is totally dependent on employer priorities
- Yes, we have already been given 60-day notice to vacate so they can sell
- Totally. People buy places and won't rent them out, or only do if they charge a ridiculous AirBNB price for it
- No, not housing, but loss of neighborhood
- Only to wildfire! Came too close last year

What challenges did survey respondents share regarding their own housing in Packwood?

We asked all survey respondents to provide a short-answer response to the question, "What challenges do YOU face with housing in Packwood? Please answer for yourself/your household. (If none, please type "none" or "n/a.") Thirty-four respondents answered "none" or "n/a."

For those who gave longer responses, some of the themes echoed those already listed above in response to the other open-ended questions. Other themes that emerged included: lack of finances to repair a property, no suitable homes to buy – whether due to cost, VA-loan approval, or quality & size. The sheer lack of homes to rent was the predominant theme, with many respondents identifying short-term rental operators as the reason for that problem. Many respondents spoke to a sense that the housing in town is not serving locals, and that the character of the neighborhoods has changed to become less safe, less family-oriented, and or less welcoming to locals.

The following is full list of these question responses (lightly edited for grammar, spelling and typos):

- Cannot find any long-term rental for single income
- Not being able to repair the building I live in
- No rentals. No VA-approved houses under \$300,000 in years
- Mindy Brooks
- I need a retaining wall so we don't flood. Help from county
- No long-term rentals. This town sold out to AirBNB concept
- I have been here for over four years and not been able to find anywhere to rent. I have been looking diligently for over three years. I have money for first, last, and a deposit. I have the option to have a roommate. I am willing to pay a decent large price if I have to, yet there's still nothing
- Housing for employees
- Everything has become an AirBNB
- Finding housing (took me 6 months to find)
- If they sell the house I'm renting, I may not be able to find another house to rent. And I can't afford to buy here, due to the housing prices

- I was placed on a two-year long waitlist for rental. It was so hard to find this place
- Too many people in Packwood. It's no longer the little friendly town or safe place to raise kids
- It's just really hard to find long term rentals. Recommend the town caps short term rentals through a permit system
- Lack of inventory. Would love to buy
- Nothing available. All turned to AirBNB
- There are zero rentals
- Finding an affordable home for my kids and myself
- No work
- Housing in general. There's nothing for locals that run the town
- Lack of affordable housing
- It's very difficult to find seasonal workers to enjoy all of the great seasonal jobs that are available in the area. Affordable housing/rent is the number 1 obstacle!
- Was really hard to find housing, luckily someone transferred and we were able to get housing through the Forest Service
- Not available
- Had to look elsewhere because buying is impossible on our income, and rent wasn't affordable when, per chance, a place opened up
- I would like to own a home one day, but feel ok in the meantime with a solid working situation
- The fact there is none
- We want a comfortable clean safe home with a bathtub, a foundation, good heat and good water to raise our baby in and a place to plant a garden/have roots
- Hard to find any options
- Limited options. Housing seems nonexistent aside from that available through work
- The lack of long-term AFFORDABLE rentals is already a well known problem. We will be moving out of the area due to lack of jobs and housing
- Everything currently is overpriced and the people who have places there aren't locals
- Too many AirBNBs, not enough long term rentals available
- None currently. Had a hard time when we first moved here
- Nothing available for decent pricing
- It is difficult to find any type of affordable housing in Packwood. My roommate and I do not own an RV. Any home we have found for rent is an obscene amount of money to rent. From what we can tell, most homes seem empty or are AirBNBs. This is a struggle for anyone looking to live in Packwood
- Crowded neighborhood
- Would love to downsize, but not many nice affordable properties available

- Short-term rental is important for us to be able to have people living in our home and keeping an eye on it when we are not there, but allowing us the ability to stay there during the times we are able to
- Yes, I'd like to move off my parents' property or buy, but the inventory is low and I cannot afford what is available
- We own a vacation cabin in Packwood and have no challenges with it
- Wildfire risk
- Delayed permitting with Lewis Co
- Nothing is available for rent, and to buy is way too high
- Not enough hardworking individuals to fill the housing we have available for people wanting to work within our community
- N/A (however, finding employees in Packwood hard because of affordable housing)
- Finding a home to purchase

Were survey respondents interested in moving to a quality, affordable rental? If so, what were their priorities?

One of the survey questions asked, "If you had the opportunity to move into quality, affordable rental housing in Packwood, would you move?" A total of 77 respondents answered this question (6 skipped); out of these 35% said "Yes," 17% said "Maybe" and 48% said "No." When respondents earning incomes over 120% of AMI are removed, the percentages interested in affordable rental housing increase to 42% "Yes," 18% "Maybe" and 34% "No." Without including homeowners, who are generally less likely to be interested in moving into rental housing, the percentage of survey respondents earning up to 120% AMI is 74% "Yes," 18% "Maybe, and 9% "No." In other words, 92% of survey respondents who are not currently homeowners, and who are earning up to 120% AMI would potentially move into quality affordable rental housing if it were available.

We asked survey respondents to share further detail about what they would be looking for in an affordable quality rental opportunity. The following analysis is limited to respondents who earned up to 120% AMI, and answered "yes" or "maybe" to this question.

For number of bedrooms, 24% would seek a 1-bedroom, 41% a 2-bedroom, 32% a 3-bedroom and 3% a 4-bedroom. For number of bathrooms, 62% would seek a 2-bathroom and 38% would seek a 1-bathroom. The average amount these respondents said they could afford to pay is \$1164, inclusive of all housing costs (including basic utilities). (Note: the maximum affordable rent amount for a 2 -bedroom unit, set by the Washington State Housing Finance Commission varies by the household income and, for Lewis County, is currently set at \$564 for a household at 30% AMI, \$940 at 50% AMI, \$1128 at 60% AMI and \$1504 at 80% AMI). When asked what type of lease they preferred, 35% said "no preference," 27% said a 12-month lease, 16% said a 6-month lease, and 16% said month-to-month.

When asked “What else would you be looking for in your next home in Packwood? Please share whatever is important to you,” survey respondents in this group provided the following responses (some lightly edited for spelling or typos):

- Yard for my kids and dog
- Allows pets
- At this point, I’m just looking for anything at all (as well as many others)
- Comfortability along with the proper utilities to cook and clean
- Stability
- Clean, safe, family friendly neighborhood
- Allow dogs
- Security...that I won’t lose my home
- Place for my kids to play
- Safety
- Consistency of landlord when it comes to a variety of things
- Someplace that accepts pets
- Stability
- Bathtub. Sun light
- Stable structure, up to code, affordable
- Internet included would be amazing
- Safety - there is not oversight or accountability for a lot of these slum lords
- Solid Wi-Fi connection
- Reliable heat

As noted above, several respondents would prioritize housing that allows pets, and some are looking for enough space for kids to play. Housing that is high quality and safe to live in, with basic amenities and in good repair is clearly desired. “Stability” came up multiple times; in this context, we can assume this means stable rents that remain affordable and leases that allow for long-term tenancy.

Were survey respondents interested in moving to a quality, affordable homeownership opportunity? If so, what were their priorities?

One of the survey questions asked, “If you had the opportunity to move into a quality, affordable home that you own in Packwood, would you move? A total of 68 respondents answered this question (15 skipped). Of these, 60% answered “Yes,” 16% answered “Maybe,” and 24% answered “No.” When households earning over 120% AMI are removed, however, the percentages drop slightly: 57% answered “Yes,” 11% answered “Maybe,” and 23% answered “No.” Overall, 68% of households earning less than 120% AMI would potentially move for an affordable homeownership opportunity, if it were available.

We asked survey respondents to share further detail about what they would be looking for in an affordable homeownership opportunity. The following analysis is limited to respondents who earned up to 120% AMI and answered “yes” or “maybe” to this question.

For number of bedrooms, 5% would seek a 1-bedroom, 26% would seek a 2-bedroom, 58% would seek a 3-bedroom and 5% would seek a 4-bedroom. For number of bathrooms, 33% would seek a 1-bath, 58% would seek a 2-bath, and 5% would seek 3 bathrooms. The average maximum downpayment this group of respondents could afford was about \$14,455, although amounts given varied widely; 14% of respondents in this group could not afford any down payment. On average, the monthly amount respondents could afford to pay was about \$1,363.

When asked “What else would you be looking for buying a home? Please share whatever is important to you,” survey respondents in this group provided the following responses (some lightly edited for spelling or typos):

- Acreage and VA approval
- Help with building a rock wall to try and prevent flooding
- Bedrooms, bathrooms, storage, garage, newer roof, aesthetics, landscaping, fire safe, good neighborhood and neighbors
- Just a home I can afford to buy
- Land, safe
- Acreage
- Small amount of acreage suitable for a large garden
- Small yard
- A big yard
- Clean
- Location based on being in a flooding valley
- Good neighbors, and nice community
- Pets allowed
- It's hard to say; that prospect is mere fantasy to many folks that help this town run
- Acreage, sun light, garden space, studio/work space, updated appliances, no mold, bathtub
- Some acreage, easily accessible
- Community resources - better medical (the clinic is great but we could use more of everything), a second grocery store that allows for some market competition. Blantons has a choke hold on the community and you shouldn't expect residents to go to Costco for their basic needs
- Yard and garage

Access to outdoor space (yard, acreage, room for garden) and garages was a key theme. Location also emerged as a theme, both in terms of avoiding flooding and having “good” neighbors, and accessibility to local resources.

Were survey respondents who own homes or land interested in adding an “ADU” to create affordable rentals?

One of our survey questions asked “If you own a home or land, would you consider adding a small rental unit on your property that you could rent out at an affordable price to those who need it? Why or why not? What would need to be in place for you to consider this?”

Sixty survey respondents answered this question. Of these, 42 reported currently owning a home and/or land. Amongst these home/land owners, 50% gave an affirmative response, though some had a number of caveats to what would need to be in place. The remaining 50% said no, with some giving explanation for the reasons why not. Some of the key issues that respondents identified in thinking through this idea include getting financing for the cost of building (including the new structure as well as infrastructure such as drilling for well and septic and/or hook-ups to city water/sewer systems), creating a layout that preserves privacy for tenants and owner, ensuring that the rents paid adequately cover costs (including taxes), need for help with design and permitting, and HOA approvals. Other themes related to tenant screening and occupancy rules, and ensuring maintenance of the property.

For those answering in the affirmative, additional comments and caveats included:

- I have room on my property.
- Yes, because it could help out others as well.
- Yes, I am happy to help someone out. I would want to make sure they are drug free.
- Would love to.
- Would entertain building an ADU. Need land, thumbs up from the town, and financing.
- As long as the people had no pets and wouldn't bug my kids.
- Air BNB is just ruining towns across the country and leaving people homeless. If I can help, I will.
- It would only make sense, to balance out the mortgage.
- Yes, because it is what this community needs in order to have a functioning community. Service workers and skilled trades people cannot afford to live here. Are the wealthy going to staff the grocery store, the gas stations, the restaurants, etc.? Are the wealthy going to provide electrician, plumbing, carpentry, etc. skills that the community is always in need of?
- But I don't have enough property for another home and another septic system.
- If I could, I would rent to a family in need.
- If my lot was bigger, yes, I would.
- I'd need design help, quick permitting, and HOA approvals.
- I would absolutely consider this, if we had enough space to put the rental far enough away to where both parties felt like they had privacy, so they would be comfortable in their own space.

- Yes, because I put my money where my mouth is. So many people spout affordable housing but don't use the resources that they have available to do anything about it. Looking at you, community leaders.
- Totally. I would set some solid ground rules up front, and have a signed contract.
- Yes, but the money to build the structure is what I lack.
- Yes. Trying to currently renovate our ADU. Danger is prohibition by new airport zoning.
- They should be at least .5 acre lots each for privacy and not disrupting the natural course of the wildlife.
- I would appreciate the extra income. Also, I know housing is our most critical issue in this community, and I would love to help.
- Would consider if the cost didn't outweigh the income. Lots to think about besides a building, drilling a well, getting electricity, septic. I probably couldn't recover the initial costs in my lifetime.
- Would need city sewers.
- Inexpensive utility connections (water/sewer/gas), enough space on the property, no additional ADU tax.
- Possibly; would have to make economic sense. Major concern would be that it be taken care of.
- Yes, but I don't have the capital to build it right now. It would help if there were subsidies available for permits, utility connections, or leniency from the code department.
- I have a small building on my land I could turn into a rental. I would need probably \$30k to do it and would need to add another septic.
- Yes, but Lewis County should make concessions on requirement for LCWD to allocate a second water connection. Also, a 2-bedroom ADU should only count as 1-bedroom for a septic system.
- Yes, although septic capacity is a concern.
- Especially if there were a tax write-off to help with the profit margin.

For those answering in the negative, additional comments included:

- The cost of building a space to rent out is prohibitive.
- No, have dogs, grandchildren that come over, and do not like being responsible for a rental. Would be worried about the type of people renting. Plus my taxes would go up.
- No. We already rent out an RV spot, and a bedroom.
- No, we have family and friends visiting frequently and there is not a lot of room on our property for another structure.
- No, because our state is for the tenant, and they can move into someplace, and never leave, or never pay rent.
- Already have a small park model we rent seasonally, and another studio unit we rent long term.

- No, because we are not in town often enough to maintain/enforce rental properties. A lot of the drug issues in town prevent us from considering rental properties.
- Not enough room on my lot.
- No. The renters in my neighborhood don't hold down a job, they aren't responsible.
- No, privacy is too important. I wouldn't want people to be too close.
- Already do. But not to lazy losers.
- HOA wouldn't support.

Addendum: Livable Packwood Community Housing Needs Survey Questions

1. Where do you live (choose one)?
 1. Year-round in Packwood
 2. Seasonally in Packwood
 3. Outside Packwood (please specify where):

2. If you could, would you prefer to live (choose one):
 1. Year-round in Packwood
 2. Seasonally in Packwood
 3. Outside Packwood (please specify where):

3. Where do you work (choose one)?
 1. Year-round in Packwood
 2. Seasonally in Packwood
 3. Retired or not working outside the home
 4. Unemployed
 5. Outside of Packwood (please specify where):

4. How many people are in your household (include roommates only if you would move with them)?

5. How many people in each age bracket are part of your household:
 1. Under 18
 2. 18-62
 3. Over 62

6. Roughly, what's the total monthly income of your household? An estimate is fine!

7. What's your current housing situation (choose one)? (Please use the "other" to describe your housing situation if it doesn't quite fit any of the multiple choice options).

1. I own my home (non-manufactured)
 2. I own a manufactured home and the land its on
 3. I own my manufactured home and lease the land
 4. I rent and have a lease
 5. I trade work for housing (no cash rent)
 6. I live with friends or family (no lease)
 7. I live in an RV without hookups, in a car or outside
 8. Other (please specify):
8. What kind of structure do you live in (choose one)?
1. Single-family detached home
 2. Manufactured or mobile home
 3. Building with more than one housing unit, such as a duplex, triplex or apartments
 4. RV
 5. Dormitory
 6. Tent
 7. Other (please specify):
9. How much do you pay each month for your housing, such as rent or a mortgage payment? (Include HOA dues, and/or property tax, if any)
10. If not included in the monthly housing cost you entered above, how much additional do you pay each month for basic utilities (electricity, heat, water/sewer, garbage pickup)?
An estimate is fine!
11. Do you have any concerns or issues regarding keeping up with your housing costs? If so, please describe.

12. Do you have any of the following problems in your current housing? (Please select all that apply):

- Inadequate heating
- Inadequate plumbing (including leaks, lack of hot and cold running water, etc.)
- Inadequate electricity (including exposed wires, rooms without electric outlets, etc.)
- Rodents, insects or other pests inside the home
- Mold inside the home
- Holes in floors, roof, walls or windows
- Broken plaster or peeling paint
- Other problems with my housing (specify)
- None of the above

13. Do you feel you are at risk of losing your housing? If yes, please describe.

14. What challenges do YOU face with housing in Packwood? Please answer for yourself/your household.

15. If you had the opportunity to move into quality, affordable **rental housing** in Packwood, would you move? Circle one:

- a. Yes
- b. No
- c. Maybe

16. How many of the following would you need?

- a. Bedrooms
- b. Bathrooms

17. What's the maximum monthly amount you could afford for rent and basic utilities? _____

18. Which of these options would you prefer:

- a. Month-to-month lease
- b. 6-month lease
- c. 12-month lease
- d. No preference

19. What else would you be looking for in your next rental home in Packwood? Please share whatever is important to you.

20. If you had the opportunity to move into quality, affordable **home that you own** in Packwood, would you move?

- a. Yes
- b. No
- c. Maybe

21. If yes or maybe, how many How many of the following would you need?

- a. Bedrooms
- b. Bathrooms

22. What's the maximum down payment you could afford?

23. What's the maximum monthly amount you could afford for monthly housing costs (including mortgage, basic utilities, HOA dues, maintenance, property taxes, etc.)?

24. What else would you be looking for in buying a home? Please share whatever is important to you.

25. If you own a home or land: would you consider adding a small rental unit on your property that you could rent out at an affordable price to those who need it? Why or why not? What would need to be in place for you to consider this?

26. Is there anything else about housing needs in Packwood that you'd like to share, including information about the housing needs of others you know (friends, family, co-workers, employees)?

Livable Packwood Housing Needs Assessment

Appendix B: Results of the Packwood Housing Survey for Local Businesses

Key Takeaways

Out of about 100 employers asked to take the Packwood Housing Survey for Local Businesses, only 13 responded. This small sample makes the quantitative data obtained from the survey of limited value. However, the survey still revealed a number of key themes that can help Livable Packwood understand local housing needs. Key takeaways include:

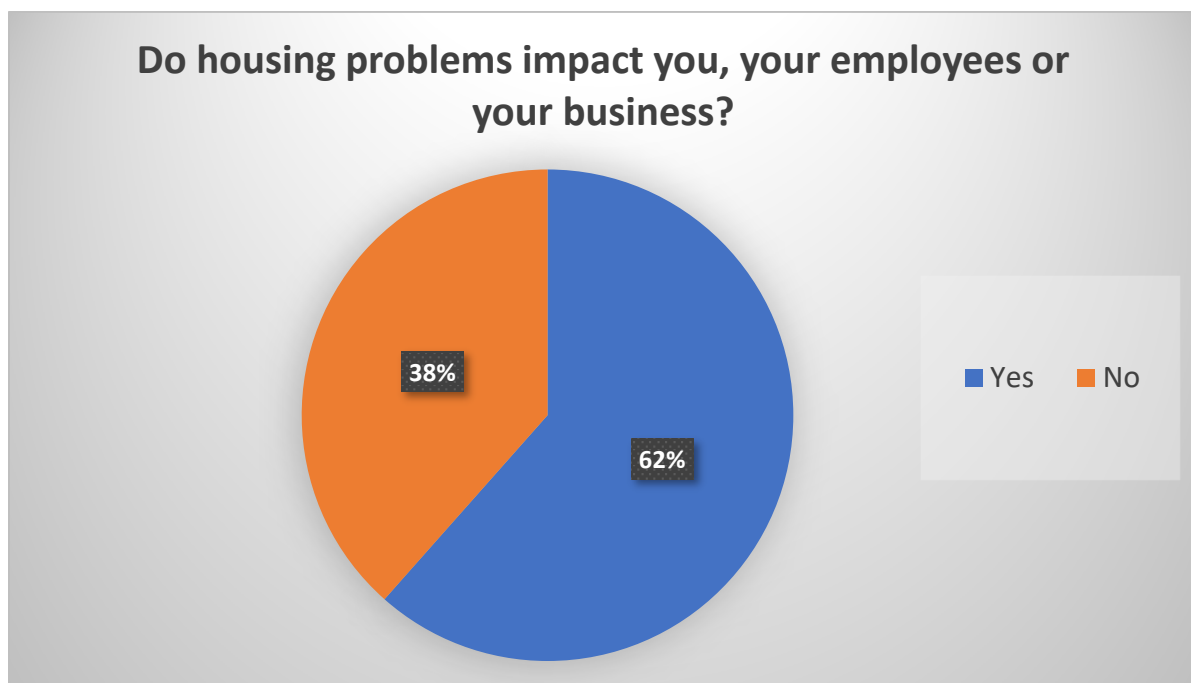
- A majority of respondents (62%) indicated that problems related to housing impact them, their employees, or their business. This supports Livable Packwood's emphasis on addressing housing problems to make Packwood more "livable."
- The difficulty of attracting and retaining workers due to a lack of affordable and available housing was the #1 problem identified by respondents.
- When asked what one thing they would change about housing in Packwood, the most common theme was increasing the availability and affordability of housing. Specific ideas included increasing long-term rentals as well as monthly lease options, creating more multi-family building types (including duplex to fourplex buildings), creating a surcharge on short-term vacation rentals to fund affordable housing, and creating housing affordable to people earning minimum wage.
- Problems related to residential garbage were also highlighted by several respondents; trash removal programs, including curbside pick-up and removal of broken vehicles were specific suggestions.
- Although the survey did not ask any specific questions about short-term vacation rentals, the responses suggest that the local debate about whether or not short-term vacation rentals are "good" or "bad" for Packwood is on people's minds. One respondent touted the positive role of short-term vacation rentals for the jobs and economic value they create. Two others called for regulation and/or surcharges on short-term vacation rentals.
- While the quantitative data provided by this survey should not be taken as representative of Packwood as a whole, it is notable that very few of the jobs reported by survey respondents paid more than the Area-Median Income (AMI) for a 1-person household for Lewis County, and those that did were all at one employer. A plurality of the jobs (27%) reported pay equivalent to less than 30% of AMI, if that individual had no other employment; 30% AMI is considered extremely low-income and many people in this income range experience problems with housing stability and affordability.

Summary Report

This summary report is based on the 13 responses to the “Housing Survey for Packwood Small Businesses,” submitted online through Survey Monkey between February 23, 2023 and April 7, 2023. (A hard copy of the survey was also distributed to local businesses, along with a self-addressed and stamped envelope, but no hard copies were returned.) All respondents’ answers are included in the summary below.

Q1: Do problems related to housing in Packwood impact you, your employees, or your business? This could include housing availability, affordability, housing quality or any other housing issue.

A majority of respondents (62%) answered “yes” to this question.



Q2: If you answered yes, please provide a short description of how housing issues impacted you, your employees or your business.

- “I could lose three more employees if I can't find them a place to live that they can afford.”
- “We try to provide affordable longer-term housing for locals who own businesses or work in Packwood.”
- “No reasonable places available for workers.”
- “Airbnb brings in help, brings in revenue for the town.”
- “I am a sole proprietor of a massage therapy business. I've lived in Packwood for 45 years. I am now a single woman in a lower income bracket who rents a home. If the

owner of the property I live in would decide to sell, I don't think I could find another affordable rental...and can't afford to buy."

- "My housekeeper doesn't have a place to live and my son who works at White Pass had a difficult time finding housing."
- "There are no affordable places to live for people that live here, causing a labor shortage."
- "A few years ago, I begged a man that I knew was the owner of several homes to rent to our son that works for us. And, my husband eventually worked out a deal for a owner's carry contract so our son could buy a home."

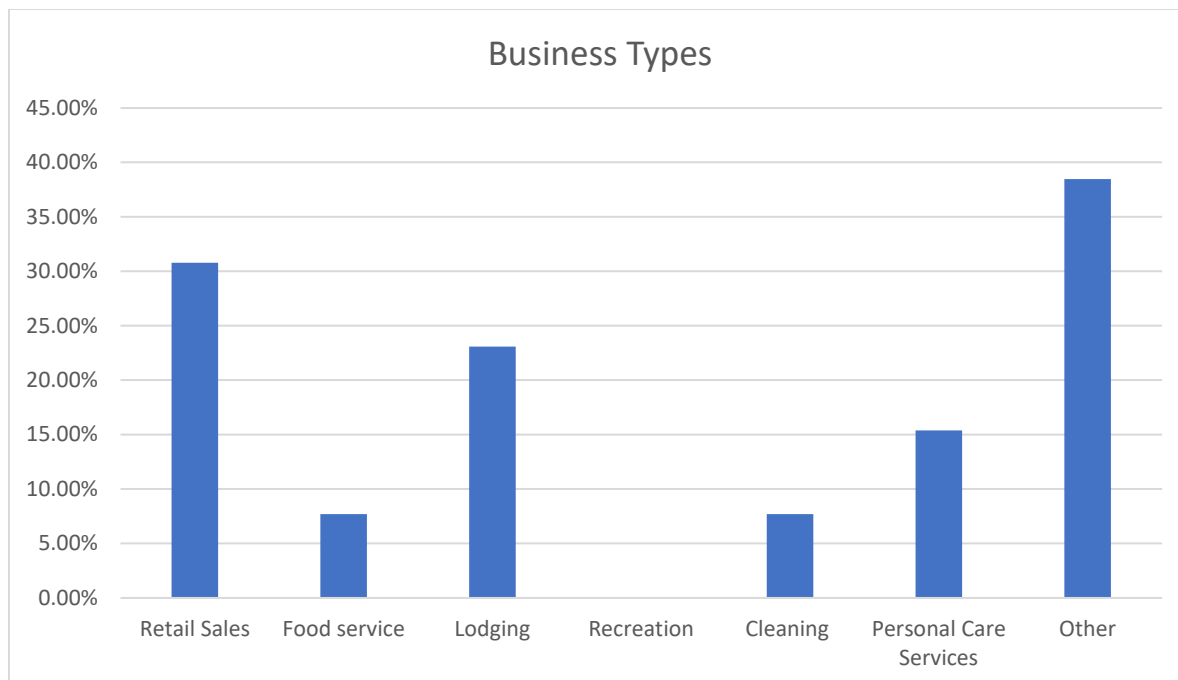
Q3: If you could wave a magic wand and change one thing about housing in Packwood, what would you change?

- "Availability"
- "Remove garbage and broken vehicles from people's yards"
- "Develop multi-family housing"
- "Some 1–3-bedroom duplexes or fourplexes"
- "Making surcharge on VRBO to help build housing"
- "Have every homeowner or tenant be required to buy a garbage can that will be picked up and dumped every week instead of burning toxic garbage such as plastic and styrofoam"
- "Regulate the short-term rental business"
- "Affordable housing for minimum wage jobs"
- "Create long term affordable housing"
- "Affordable house"
- "Long-term rentals"
- "More monthly rentals"

NOTE: The summary below of questions 4-8 provide quantitative data based on the survey responses. However, due to the small sample size, these results should not be interpreted as representative of Packwood small businesses as a whole.

Q4: What kind of business do you own?

The bar chart below shows the percentage of responses for each business type (note: several respondents selected more than one category for their business):



Specified answers for the “other” category included: real estate and specific business names (not shared to preserve anonymity).

Q5: In 2022 roughly how many people did you employ (including yourself)?

Out of the 13 respondents 8 (62%) had 6 or fewer employees; 4 (31%) had between 14 and 30 employees; 1 had 70. For this question we also asked respondents to share how many employees were full vs. part time. Collectively, about 54% of the jobs provided by respondents were full-time and 46% were part-time. The mid-sized employers with between 14 and 30 employees trended towards more part-time roles; of these 4, one had 100% part-time, one had 88% part-time, one had 67% part-time. The remaining mid-sized employer was the opposite, having mostly full-time employees, with only 1 of their 23 employees part-time.

Collectively, the small businesses that responded to the survey provided a total of 148 jobs.

Q6: In 2022, roughly what percentage of jobs at your business were year-round? Seasonal?

As a group, the respondents to our survey mostly provide year-round jobs; about 83% of all jobs were year-round, and 17% seasonal. Only one of the 13 respondents, a lodging company with 6 employees, provided primarily seasonal jobs.

Q7: In 2022, roughly what percentage of your employees lived: 1) In the Packwood Area, 2) Outside Packwood, or 3) Unknown?

Collectively, survey respondents indicated that 53% of employees live in the Packwood Area and 47% live outside of Packwood.

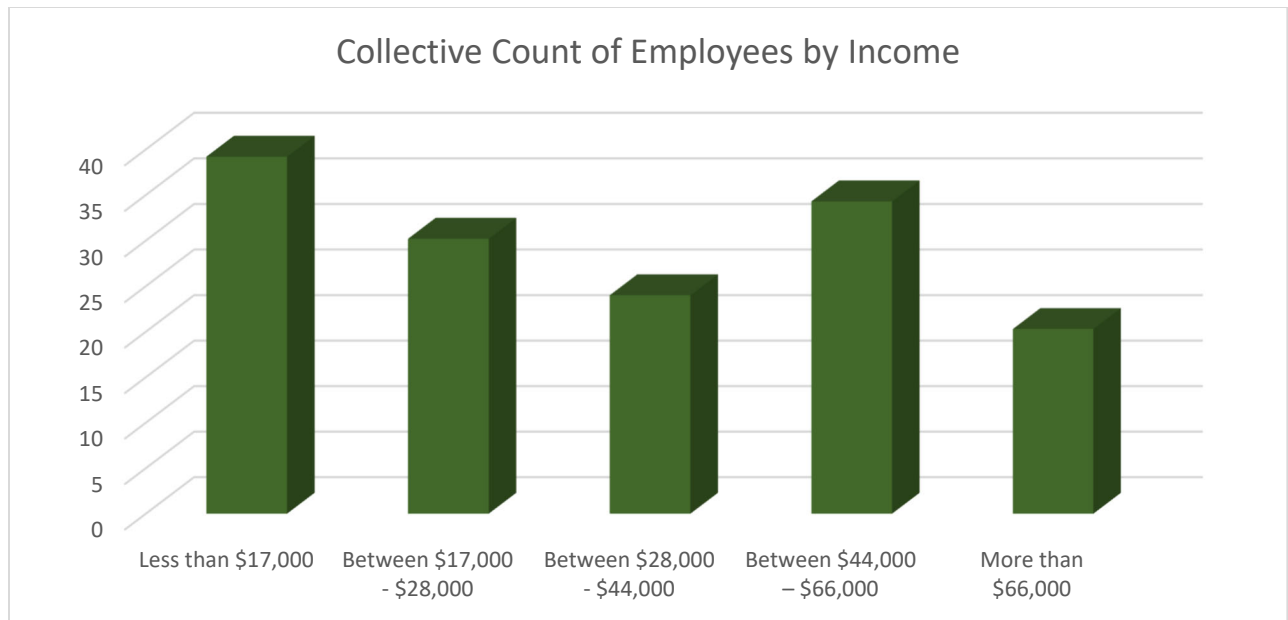
Q8: In 2022, in salary, wages, and tips from your business, what percentage of your employees earned: 1) less than \$17,000; 2) Between \$17,000 and \$28,000; 3) Between \$28,000 and \$44,000; 4) Between \$44,000 and \$66,000 or 5) More than \$66,000.

These income brackets were chosen to roughly correlate to different levels of Area-Median Income (AMI) for a single-person household in Lewis County in 2022, as outlined in the table below. (Note: 100% AMI for a 1-person household in 2022 was \$55,300). Less than 30% AMI is considered extremely low-income; households in this income bracket are typically living in unstable conditions and may be at-risk of homelessness. Below 50% is considered low-income; many government subsidy programs for rental housing give preference to projects that prioritize people earning this income. Around 50-80% begins to move from low into moderate income; some affordable rental housing and many affordable homeownership projects are targeted to people in this income range. At 80-120%, a household is considered moderate income; there tend to be fewer government subsidies for households earning this range, but depending on the local housing market, people may still struggle to obtain decent, stable housing at this income level.

The chart below shows the breakdown by percentage AMI, 2022 HUD income limits, the brackets on our survey, and the total number and percentage of employees whose incomes were reported on the survey, who fall into each bracket.

Percentage AMI	2022 Income Limit	Correlated Survey Bracket
30%	\$16,590	Less than \$17,000
50%	\$27,650	Between \$17,000-\$28,000
80%	\$44,240	Between \$28,000-\$44,000
120%	\$66,360	Between \$44,000 -\$66,000
Above 120%	Above \$66,360	More than \$66,000

Collectively, employees of the businesses that responded to the survey almost all fell under the 120% AMI limit for Lewis County, as can be seen in the chart below. In fact, all of the employees earning more than \$66,000 were employed by just one business. A plurality of employees earned less than \$17,000 (27%), which would place these employees below 30% AMI, if they held no other job.



As the chart above shows, when all of the responses are put together, the breakdown of employees by the salary or wages they received from the small businesses is as follows: 39 jobs paid less than \$17,000, or 30% of AMI (27% of all jobs reported); 30 paid between \$17,000-\$28,000, or 30-50% AMI (20%); 24 paid between \$28,000-\$44,000, or 50-80% AMI (16%); 34 paid between \$44,000 - \$66,000, or 80-120% AMI (23%); and 20 paid more than \$66,000, or 120% AMI (14%).

Livable Packwood Housing Needs Assessment

Appendix C: Examples of Housing Needs and Affordable Housing Strategies in Two Pacific Northwest “Recreation Gateway” Communities

Packwood, like other rural communities which serve as “recreation gateways” for outdoor leisure activities, faces unique challenges in terms of creating a housing market that serves both local residents and the visitors who drive much of the economy. Two similar communities within the Pacific Northwest that are navigating these issues include the Methow Valley in Washington and the Sun Valley area in Idaho, including the town of Ketchum, Idaho.

Based on local studies and reports, commonalities in Methow Valley and Sun Valley include:

- An influx of remote workers during the Covid-19 pandemic has exacerbated housing challenges for long-term local residents and those whose jobs are located in the community;
- Market rate housing prices (for rent and sale) far exceed the rates affordable to those whose incomes are derived from local jobs;
- A high percentage of housing units are either vacation homes (part-time occupancy) or short-term rentals (an estimated 43% of units in Methow Valley in 2020 and an estimated 54% of units in Sun Valley in 2021);
- Outcomes of these housing challenges include both a steady decline in the number of workers who can afford to live in these communities (with attendant impacts on local businesses seeking to retain and hire workers), and significant declines in community cohesion and feelings of inclusion amongst residents who do live and work locally.

Many of the potential solutions that local organizations and governments are exploring in Methow Valley and Sun Valley are also similar. Key strategies include:

- Exploring the use of deed restrictions to ensure that housing units are reserved for full-time local residents, in an attempt to stem the tide of housing units being purchased as vacation homes or for short-term rentals (Methow HSN calls these “Community Housing Easements”)
- Utilizing the community land trust model to ensure long-term homeownership affordability
- Encouraging and/or incentivizing the building of Accessory Dwelling Units (ADUs) and renting out ADUs as long-term rentals
- Expanding access to emergency and transitional housing for people experiencing or at-risk of homelessness
- Expanding housing options through partnerships with employers, including seasonal housing for workers
- Increasing local government involvement in and financing for affordable housing solutions, including policy changes to increase tax revenue for housing, land-banking, and involvement in brokering deals for affordable housing development

- Encouraging or incentivizing some short-term rentals to convert to long-term rentals (with affordable rents) and preserving existing long-term rentals, particularly “naturally-occurring” affordable rental units

Methow Valley, Washington

The Methow Valley is located in north central Washington state, within Okanogan County. The valley is located in the foothills of the North Cascades and is known as a mecca for outdoor recreation activities, including skiing, biking, hiking, fishing, and much more. On its northern end, the town of Mazama lies close to the entrance of North Cascades National Park, though Highway 20 road access to the park is closed during the winter months. Mazama, Winthrop and Twisp are the three main towns providing tourism services, and several resorts also draw tourists to various locations within the valley.

According to an in-depth economic study commissioned by TwispWorks (see <https://twispworks.org/programs/advocacy/>), as of 2020, the valley had an estimated population of 6,400 full-time and 4,380 part-time residents. They report that over a thousand homes were built between 2005 and 2020, most outside incorporated towns, and using property assessment data and the zip code of owners, they estimate that the housing tenure mix is made up of roughly 2,650 full-time occupied housing units (57%) and 1,966 part-time occupied housing units (43%).

They characterize the population as a mix of “retirees, remote workers, and long-time residents,” and note that 40% of the population is over 60 and 20% is under 18, which they say contributes to “a shortage of workers and shrinking labor force.” They report that median household income for families who live and work in Methow Valley is \$57,779. They also find that poverty is increasing among families with children and working families generally. With 30% of jobs in retail or recreation services, which tend to have low wages, employees struggle to find affordable housing, childcare and other necessary services in a local economy geared towards tourism. Meanwhile, they say, an influx of remote workers, especially during the Covid-19 pandemic has had a direct impact on the economy and exacerbated the housing crisis; remote workers made a median wage of \$202,000, far outstripping wages earned locally. TwispWorks indicates that these higher income remote workers are responsible, at least in part, for a surge in average home prices. In terms of economic benefit, this has created a boom in residential building, bumping it into the position of the largest industry in the Methow Valley. A resident survey identified gentrification as the single largest issue for all residents, with concerns about the rising cost of homes, increasing economic disparity, and a sense of loss of community cohesion and feelings of exclusion, particularly felt by long-time local residents & workers.

Methow Valley Housing Solutions Network (Methow HSN) is a coalition of organizations that formed in 2020 to address affordable housing needs. Representatives from the Methow Housing Trust, Room One, TwispWorks, Methow Valley Citizens Council and Methow Conservancy make up the core team. Methow HSN has identified three categories of housing needs: affordable homeownership, long-term rentals, and transitional and seasonal rentals (see the Methow HSN website at: <https://www.methowhousingsolutions.org/>). Their identified needs and strategies in each category are:

- Homeownership Needs & Strategies
 - Homeownership is out of reach in the Methow with a household of 2 needing to earn at least 300% of AMI to afford a house at the median sale price in 2022
 - Solutions to create permanent affordable homeownership include the Community Land Trust model as well as Community Housing Easements
 - The Methow Housing Trust uses the community land trust model, stewarding properties to ensure perpetual affordability
 - Community Housing Easements are deed restrictions; Methow HSN notes that they can vary in complexity and depth and “the idea is to ensure the protected unit of housing is occupied by someone who lives and works in the Methow Valley.”
 - Methow HSN has also issued a call to local homeowners who are selling to consider ways to preserve affordable homeownership by selling to a local (with a community housing easement) or bequeathing to the local Housing Trust
- Long Term Rental Needs & Strategies
 - The under 1% rental vacancy rate, difficulty for businesses in attracting and retaining workers, need for caregiver housing for the area’s increasing senior population, long waiting lists for existing subsidized units, and aging rental housing stock are key factors Methow HSN identified as indicative of rental housing need.
 - Solutions to create long-term rental housing include converting a portion of overnight rentals into long-term rentals, preserving existing long-term rentals, and creating additional rental units.
 - Methow HSN asserts that with 250+ nightly rentals, although the economy thrives of tourism revenue, “the mix is out of balance.” They are working on outreach to short-term rental owners, seeking funding to bridge the gap between the revenue generated by a short-term rental and an affordable long-term rental, and researching to learn more about short-term rentals in Methow Valley.
 - Methow HSN is currently collecting stories about housing preservation and need for long-term rentals.
 - To create additional rental units, Methow HSN is seeking interested parties who want to rent out existing Accessory Dwelling Units (ADUs) or create new ADUs, and also seeking out landowners and others potential developers for new multi-family housing.
- Transitional and Seasonal Housing Needs & Strategies
 - Methow HSN states that transitional housing is needed for residents experiencing sudden housing need – due to life events such as violence, relationship ending, rent increase or property sale. Meanwhile, seasonal workers in Methow Valley find housing nearly impossible to find. Although transitional housing and seasonal housing are different needs, Methow HSN groups them together because both can mean searching for short-term housing in the 1-6 month range.

- Room One provides some support in the form of referrals and financial assistance for income-qualified households but no transitional housing currently exists in the Methow Valley.
- Methow HSN is currently collecting stories and input from those who are interested in transitional and seasonal housing.

Sun Valley, Idaho (City of Ketchum)

Sun Valley and the city of Ketchum are located about 150 miles due east of Boise, with a tourism economy centered around outdoor activities including skiing, golfing, fishing, and more. The area has luxury amenities and attracts many elite travelers, including celebrities and attendees at the annual “Sun Valley conference” that brings together business leaders for a week each July. Based on 2020 census figures, the town of Sun Valley has a population of about 1,783 residents; neighboring Ketchum has an additional 3,555 residents. According to the New York Times, longstanding housing affordability issues were exacerbated during the pandemic due to an influx of high-income residents, driving up home costs and forcing many local workers into increasingly marginal living situations, including living in non-residential structures like garages, in vehicles or outdoors (see “A Town’s Housing Crisis Exposes a House of Cards,” <https://www.nytimes.com/2022/07/31/us/sun-valley-workforce-housing.html>).

In line with these news reports, the city of Ketchum reported a significant surge in the year-round population during the Covid-19 pandemic, with a 25% increase between 2019-2020 (See Ketchum’s Housing Action Plan Findings, <https://www.projectketchum.org/wp-content/uploads/2022/04/Findings-Summary-1.pdf>).

The City of Ketchum’s Housing Action Plan, developed in 2021-2022 based on analysis of local data along with extensive community outreach, provides information on local housing needs in this recreation gateway community, as well as strategies the city is pursuing. The city’s analysis of problems contributing to housing challenges for local, year-round residents, especially those earning below 120% of the Area Median Income include a slow rate of residential development, driven in part by little land available for development. The city also highlights that the surge in population between 2019-2020 contributed to increasing housing costs for both homeownership and rentals: the median sale price in 2021 was over \$1.2 million (up from the high \$700,000s in 2019), and the median rent went up from just under \$2000 to over \$3000 per month (for a 2 bedroom) between 2019-2021, even as the number of rental listings in the local paper declined precipitously. Meanwhile, the city’s data analysis shows that the proportion of owner-occupied and renter-occupied housing declined significantly between 2010 and 2019, based on ACS data, while the proportion of seasonal/vacant properties grew. (Based on 2021 American Community Survey Data, out of a total of 3,835 housing units in Ketchum, 2099 units (54%) were either Short-Term Rentals or Second Homes; 1,109 were owner-occupied (29%), and 458 (12%) were renter occupied. Of the remaining 5% of units that the ACS estimates are vacant, only .4% were estimated to be available for rent at the time of the survey).

Ketchum's Housing Needs Assessment found that only upper-income households can afford market-rate housing there. While the local workforce is primarily made up of low and middle-income households, with most workers earning under about \$45,000 per year, the median rent is only affordable to households earning more than \$107,000 per year. These problems contribute to a sense that Ketchum is "losing its identity" as people are forced to move away, along with problems of business viability due to the lack of a stable workforce.

The City of Ketchum has outlined an array of strategies to solve these problems. The primary solutions are focused on creating, preserving and increasing access to affordable housing, and increasing financial resources for housing. A high-level overview of proposed solutions follows:

1. Provide housing stability for people who are experiencing or at-risk of homelessness. Possible strategies include:
 - a. Coordinating housing access with a common waitlist/application
 - b. Providing rental assistance (emergency & move-in)
 - c. Providing landlord-tenant mediation
 - d. Providing relocation assistance for displaced renters
 - e. Increasing temporary emergency shelter units
 - f. Preserving existing affordable rental housing, creating/dedicating new units for low-income renters
2. Increasing access to housing affordable to local workers, earning up to 120% of Area Median Income. Possible strategies include:
 - a. Long-term rental incentives, such as property management services
 - b. Incentivize Accessory Dwelling Units for long-term rental
 - c. Coordinate employee housing, by pooling employer funds for development & property management, or float employee units within a building
 - d. Down-payment assistance
 - e. City purchase of properties and land (land banking for future housing development)
3. Incentivize development of housing that aligns with community needs
 - a. Fund deed-restricted housing development
 - b. Participate in development by sourcing deals & financing
 - c. Prioritize development along transit routes
 - d. Develop in Ketchum and "down valley"
 - e. Develop deed-restricted housing on publicly-owned land
4. Increase financial resources for housing
 - a. City applications for Federal funds
 - b. Increase philanthropic and employer support
 - c. Ballot measure to allow city to use tax funds for housing (currently not allowed in Idaho)

References & Reports

Baker, M. (2022, July 31). A town's housing crisis exposes a 'house of cards.' *New York Times*.

<https://www.nytimes.com/2022/07/31/us/sun-valley-workforce-housing.html>

Project Ketchum. (2022). *Housing action plan: findings summary*. City of Ketchum, ID.

<https://www.projectketchum.org/wp-content/uploads/2022/04/Findings-Summary-1.pdf>

Project Ketchum. (2022). *Housing action plan: housing toolkit*. City of Ketchum, ID.

<https://www.projectketchum.org/wp-content/uploads/2022/04/Housing-Toolkit.pdf>

Tate-Lilly, J. (2021). *Comprehensive economic study of the Methow Valley*. TwispWorks.

https://drive.google.com/file/d/1wpf1_fUfBjPbUL4xBWL8j5lYmZvoklQ1/view

Websites

Methow Valley Housing Solutions Network: <https://www.methowhousingsolutions.org/>

Project Ketchum: <https://www.projectketchum.org/housing-matters/>