



Community Development

2025 NE Kresky Ave

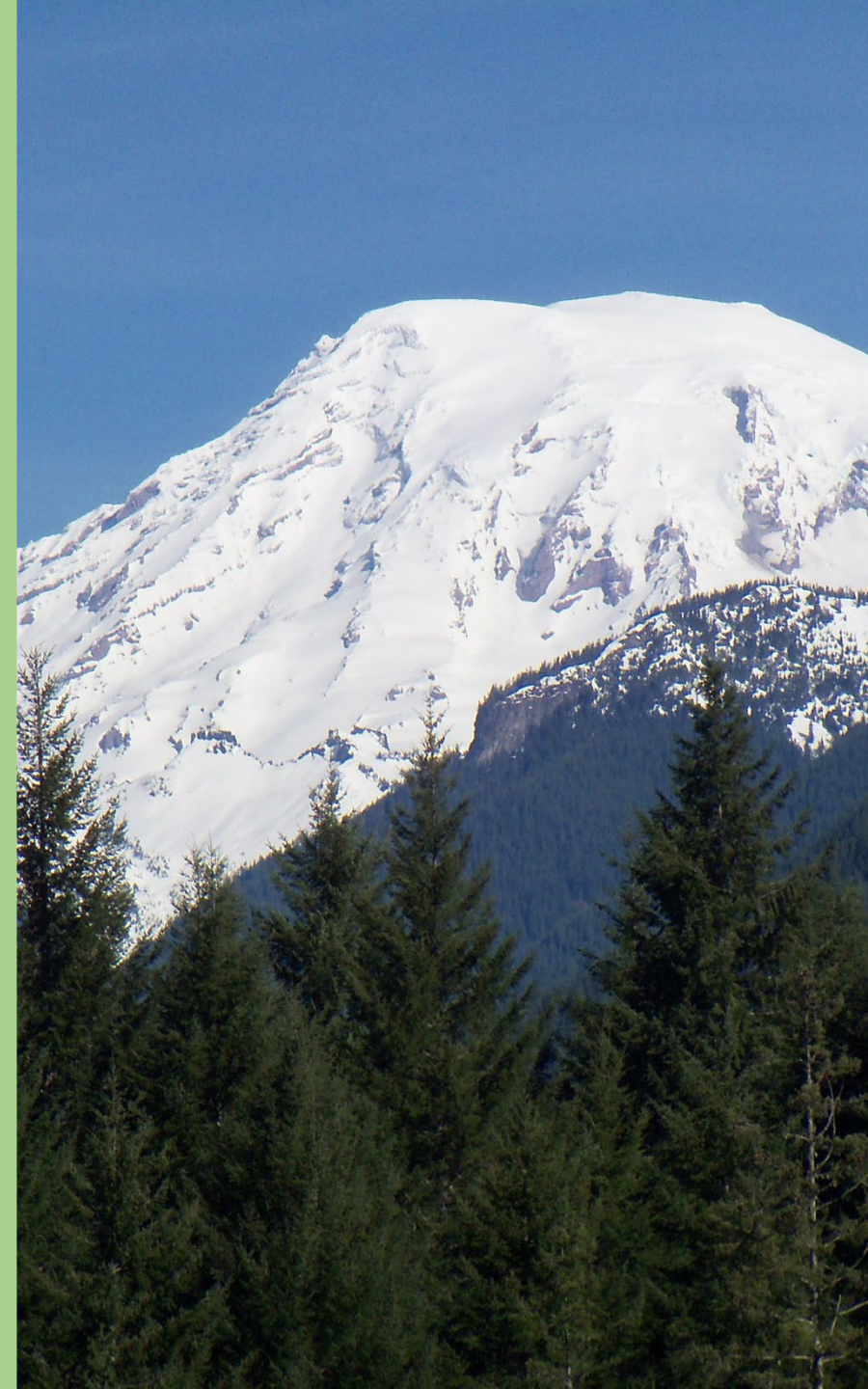
Chehalis, WA 98532

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Lewis County Housing Initiative Update

Lewis County Planning Commission – Workshop

September 13, 2022



Staff Presentation Agenda

- 1. Housing Initiative and Work Plan**
- 2. Packwood Subarea Plan/UGA**
- 3. Rural Housing Updates**
- 4. Comprehensive Plan Periodic Review**
- 5. Other:**
 - 1. Reynolds Project**
 - 2. Broadband**
 - 3. Short Term Rentals**



Housing In Lewis County

- 70% of housing is single family residential
- Average sale price \$119,000 (2012) to \$397,000 (2022)
- 77% decrease in supply of homes for sale 2012-2022
- Median household income \$54,970 (2020)
- Renters – 45% are paying more than 30% of their income on rent; 22% are paying more than 50% (2021)

**note - data updated from time of Housing Initiative's adoption*



Overview - Housing Initiative

2020 – Strategic Plan says to increase housing availability and affordability

2021 – Housing Study and Housing Summit

2022 – Housing Initiative and Work Plan

<https://lewiscountywa.gov/offices/commissioners/housing-initiative/>



Housing Initiative - Objectives

Objective 1: Continuously learn from the community about their expectations and needs for housing.

Objective 2: Ensure that everyone has night-by-night shelter and a path to stable and safe housing.

Objective 3: Provide affordable housing options at all income levels.

Objective 4: Increase rural housing density near existing essential services including schools, medical facilities, grocery stores and transit.

Objective 5: Provide public infrastructure improvements to growing rural town centers.

Objective 6: Encourage enhanced commercial services and employment opportunities within existing rural town centers.

Objective 7: Partner with cities to coordinate housing efforts across Lewis County.



Housing Initiative - Work Plan

Action A: Governmental Coordination

Action B: Community Coordination

Action C: State Legislative Agenda

Action D: Track Measures of Success

Action E: Night-by-Nigh Shelter

Action F: Step-Up Facility

Action G: Infrastructure Improvements

Action H: Multi-Family Proof of Concept

Action I: Packwood Subarea Plan

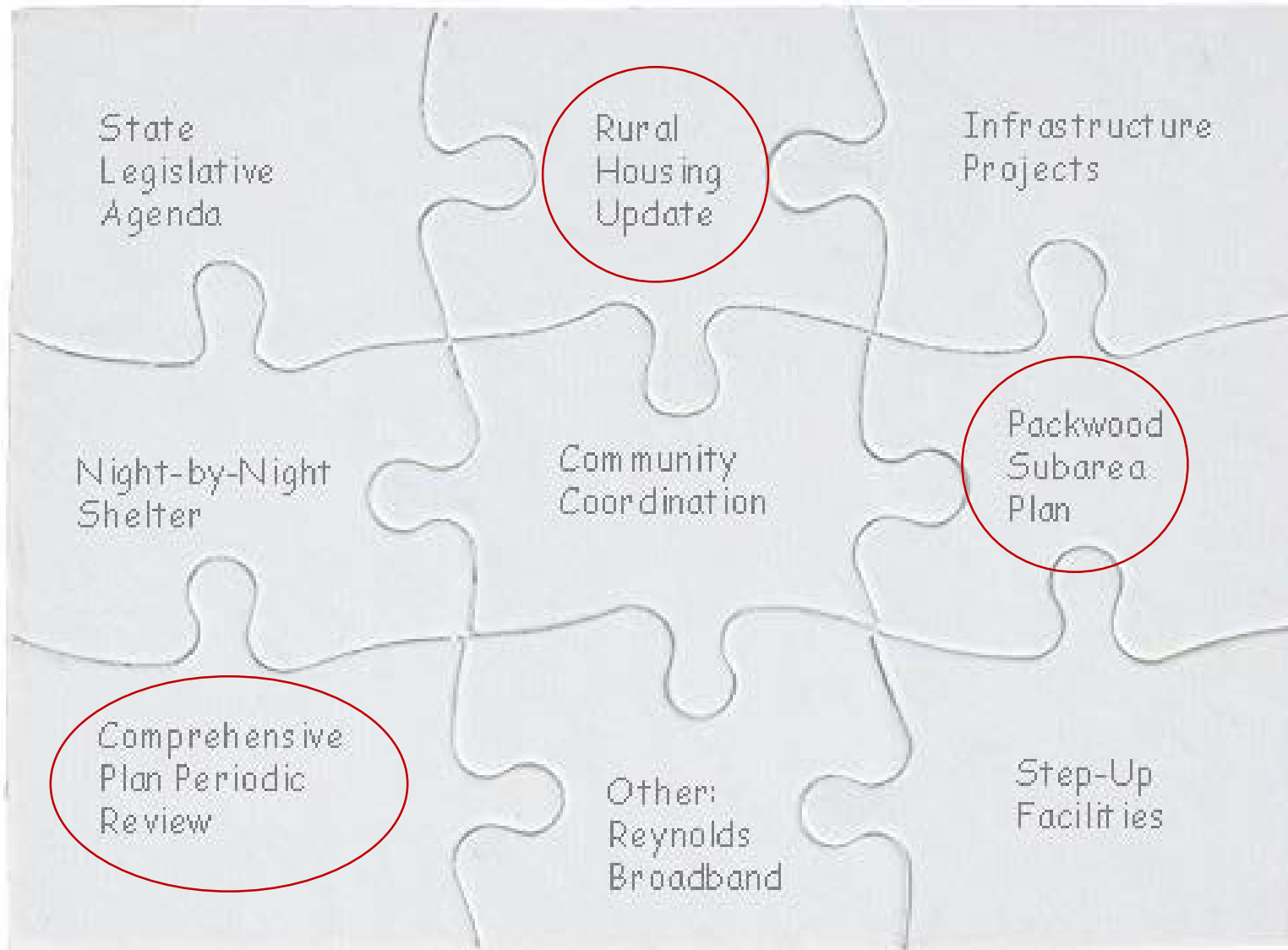
Action J: Rural Character Update

Action K: Comprehensive Plan Periodic Update

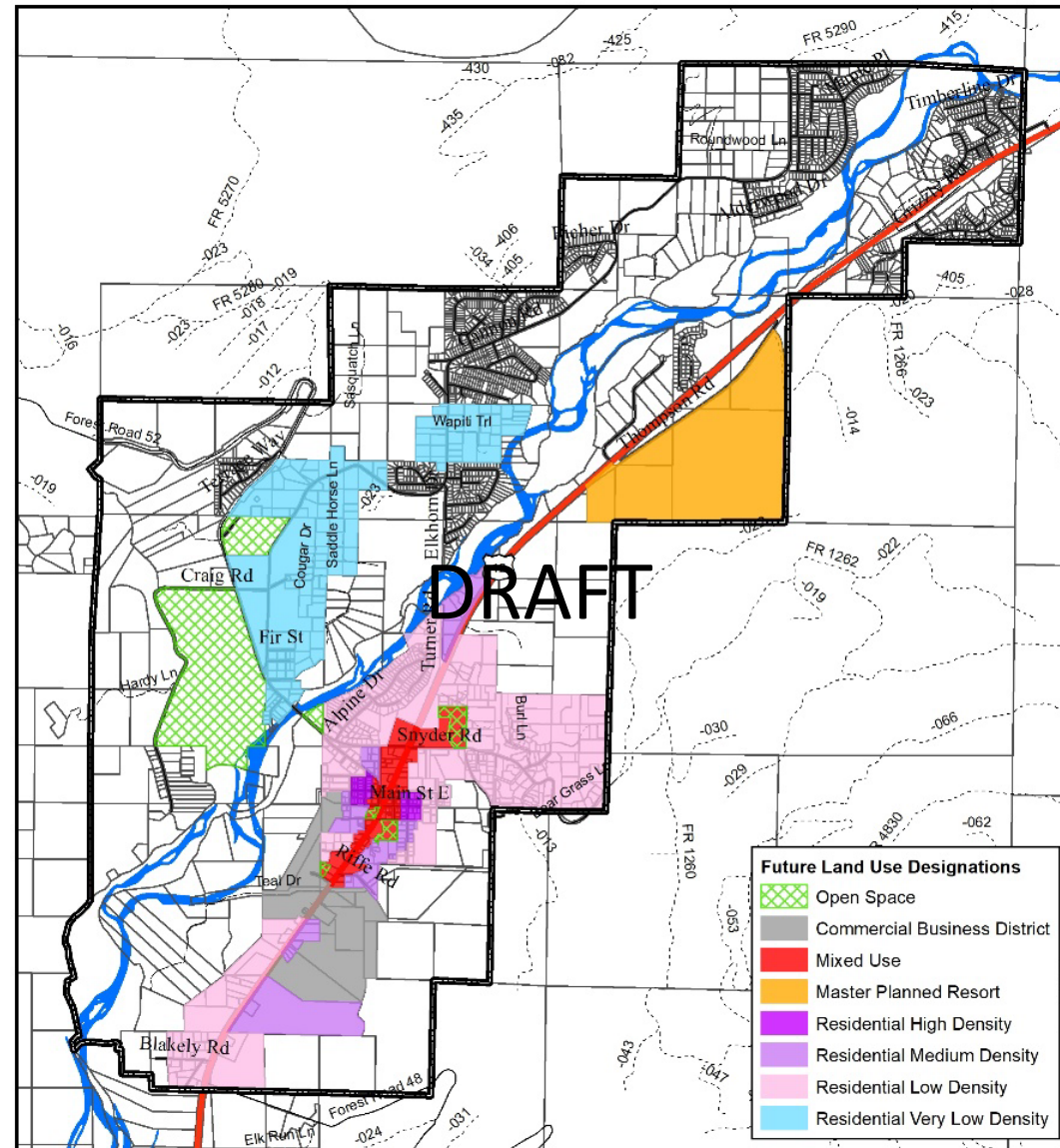
Action L: Packwood Sewer Project



Housing Initiative - Work Plan



Packwood



Packwood

Step 2 - Implementation:

1. Urban Growth Area
2. Update zoning designations
3. Update zoning regulations

*sewer



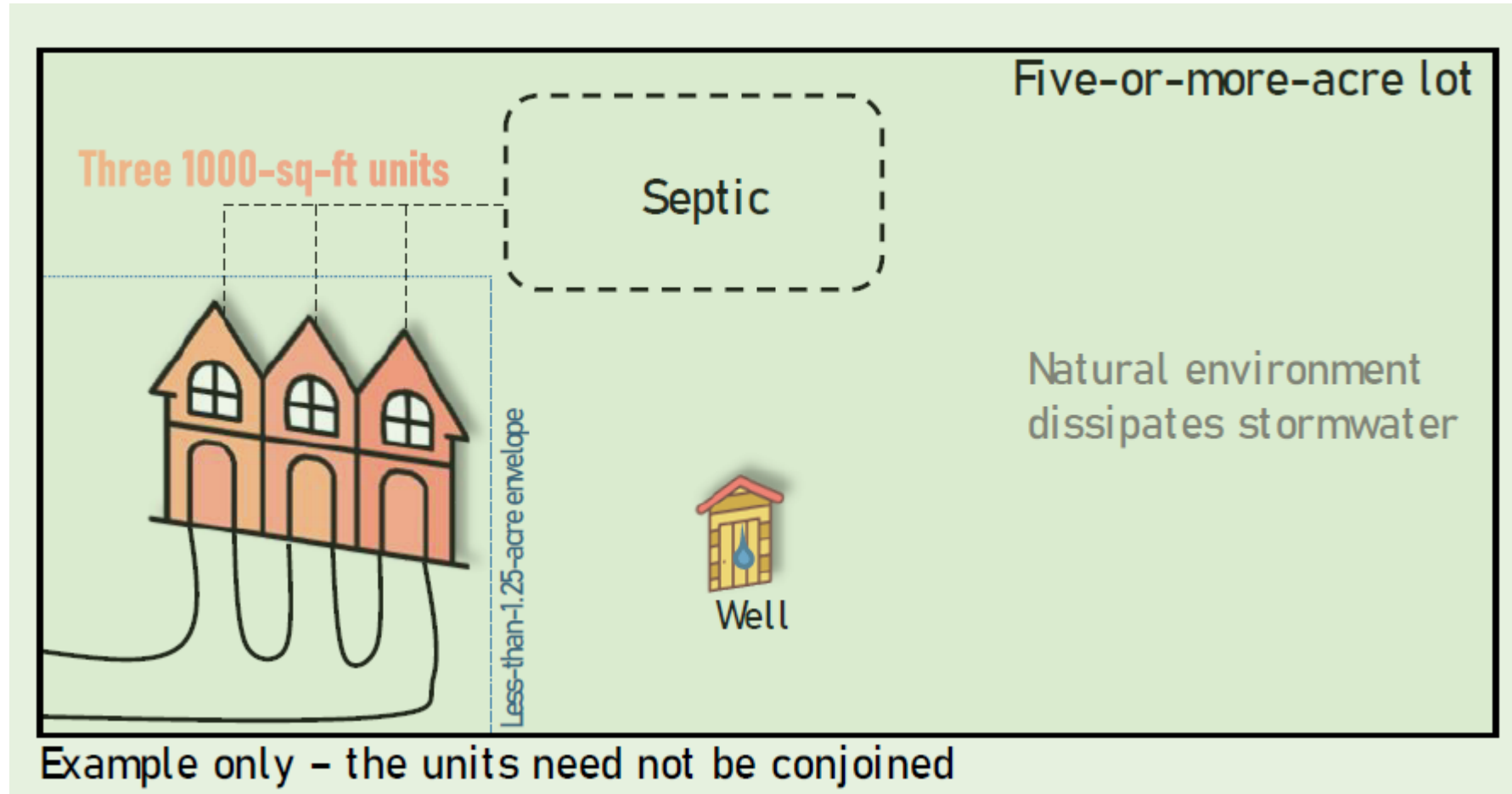
Rural Housing Alternatives - Research

Purpose – Determine the range of housing types that could occur in LAMIRDs and RDD zones without needing municipal water, sewer or stormwater (where such services are not available) and without having a significant impact on fire, EMS or schools

- Identify housing that can use existing services without needing additional services not available in rural areas
- Results will be shared with Planning Commission (and other stakeholders)
- Used for Rural Housing Update 1 and 2



RDD Zone Preliminary Results



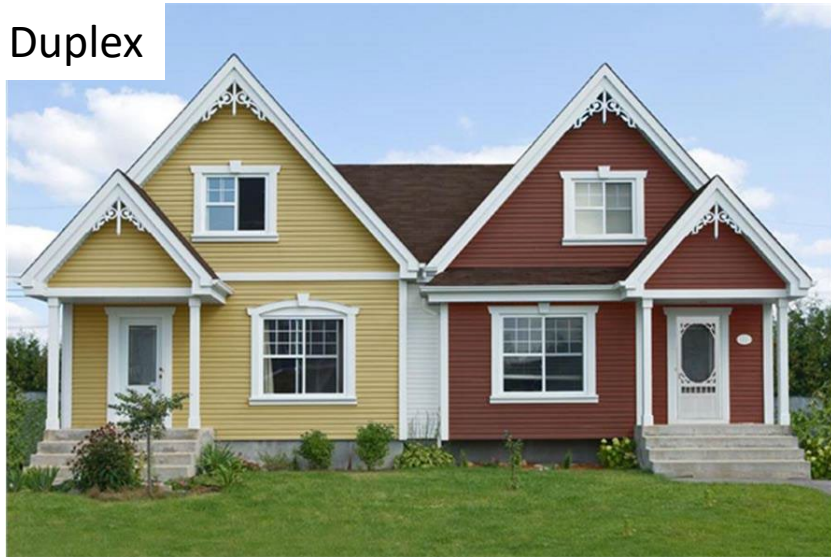
Rural Housing Updates

- LAMIRDs
- Goals
 - Increase housing diversity
 - Support affordable housing



Rural Housing Updates

Duplex



Stacked Triplex



Courtyard Cottages / Tiny Home Village



Dorm-style



Rural Housing Updates

- Rural Development Districts (RDD-5, 10, 20)
- Goals
 - Increase housing diversity
 - Support affordable housing



Comprehensive Plan Periodic Review



LAND USE ELEMENT

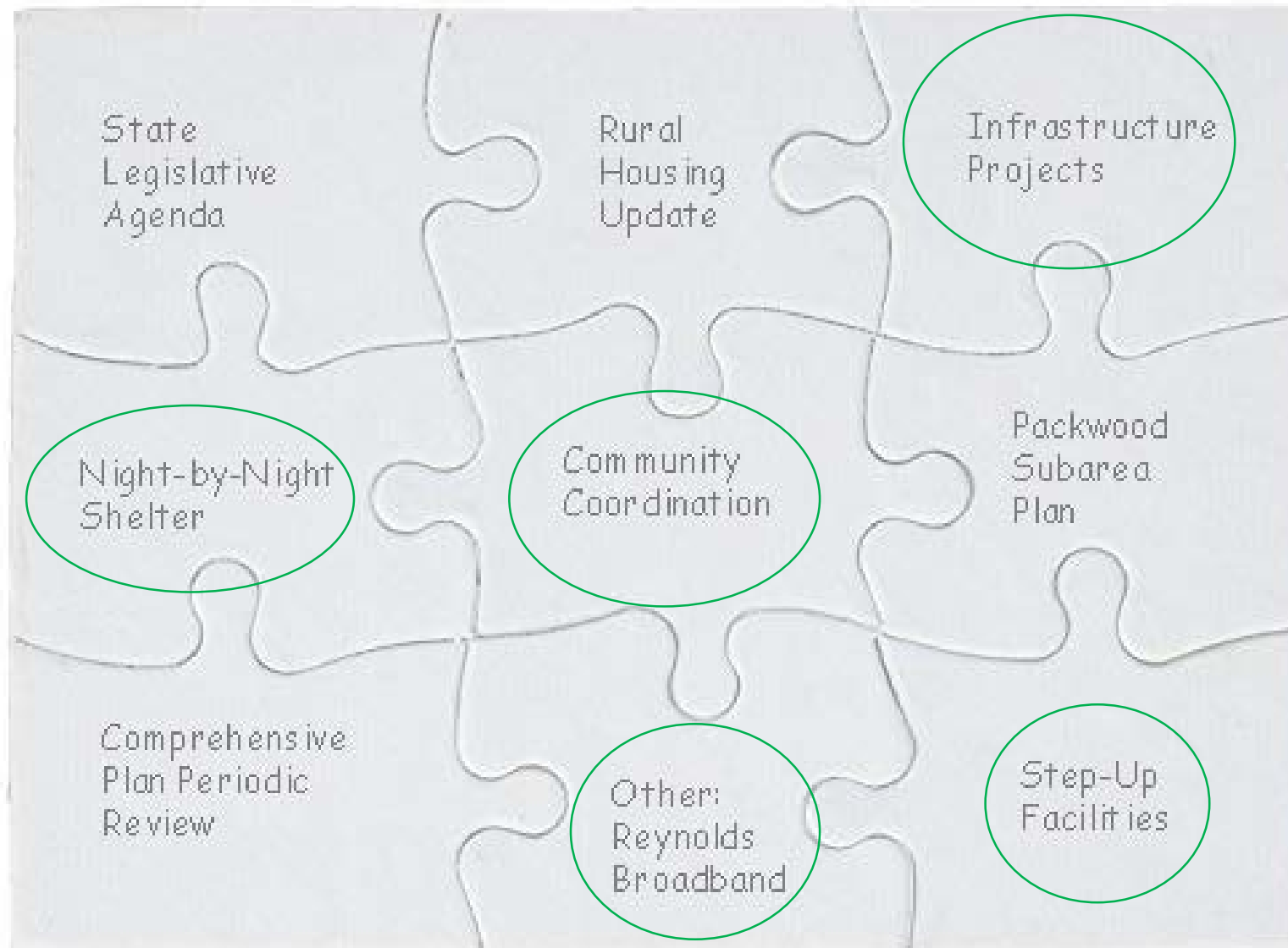


Housing Work Plan

	2022				2023				2024				2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Packwood Subarea Plan	[Blue bar with star in Q1 2023]															
Packwood UGA									[Light blue bar with star in Q2 2024]							
Rural Housing Update 1			[Yellow bar with star in Q2 2023]													
Rural Housing Update 2							[Green bar with star in Q3 2024]									
Comprehensive Plan Periodic Review							[Grey bar with star in Q3 2025]									



Housing Initiative - Work Plan



Urban Growth

★ Primary source of new development ★

- Governmental coordination
- Housing-Supportive Infrastructure



Urban Growth

- Governmental coordination
 - Napavine HAPI grant
 - City Zoning – missing middle housing types
 - Improved mayor's meeting
 - Centralia "vision" work
 - Hopeful: Chehalis infill planning
 - Possible: regional planning?



Urban Growth

- Housing-Supportive Infrastructure
 - Packwood sewer (Public Works)
 - Bishop Rd water loop
 - Morton utilities expansion
 - Chehalis transit / shuttle
 - Low-income housing services (HB 1220)
 - Water banking (is both urban and rural)
 - Fire-district capacity (ditto)



Specific Housing Projects

- Reynolds Rd Workforce Housing
- Drug Court House
- Night-by-Night Shelter / Step-up Facilities
- Future: Westlund/Enbody development

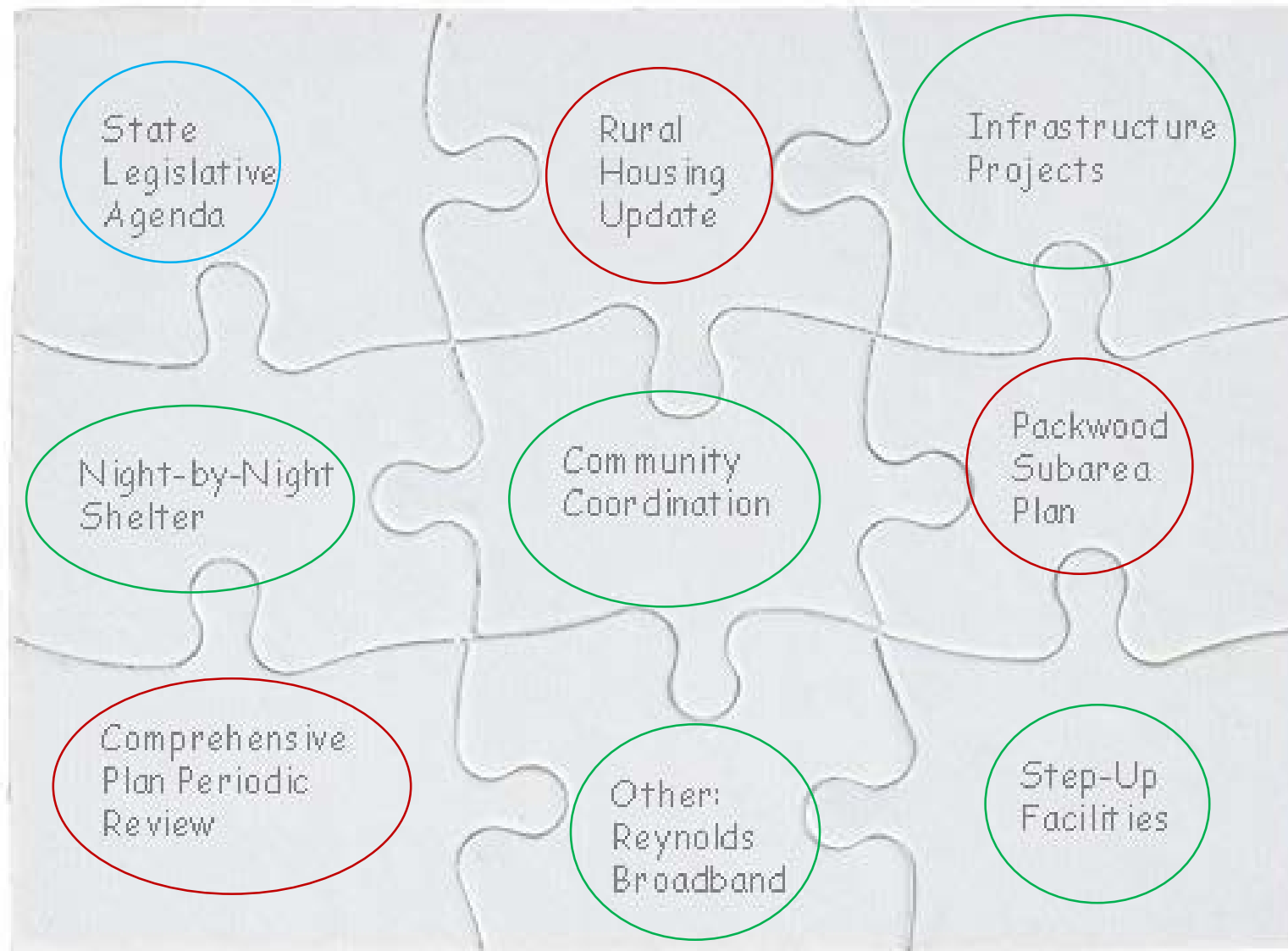


Coordination Efforts

- Economic Alliance / Housing Alliance
- Packwood Housing Forums
- Packwood nonprofit
- Affordable ownership models



Housing Initiative - Work Plan





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