



Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
Phone: (360) 740-1146

Lewis County Planning Comprehensive Plan Periodic Update

February 28, 2023



Agenda

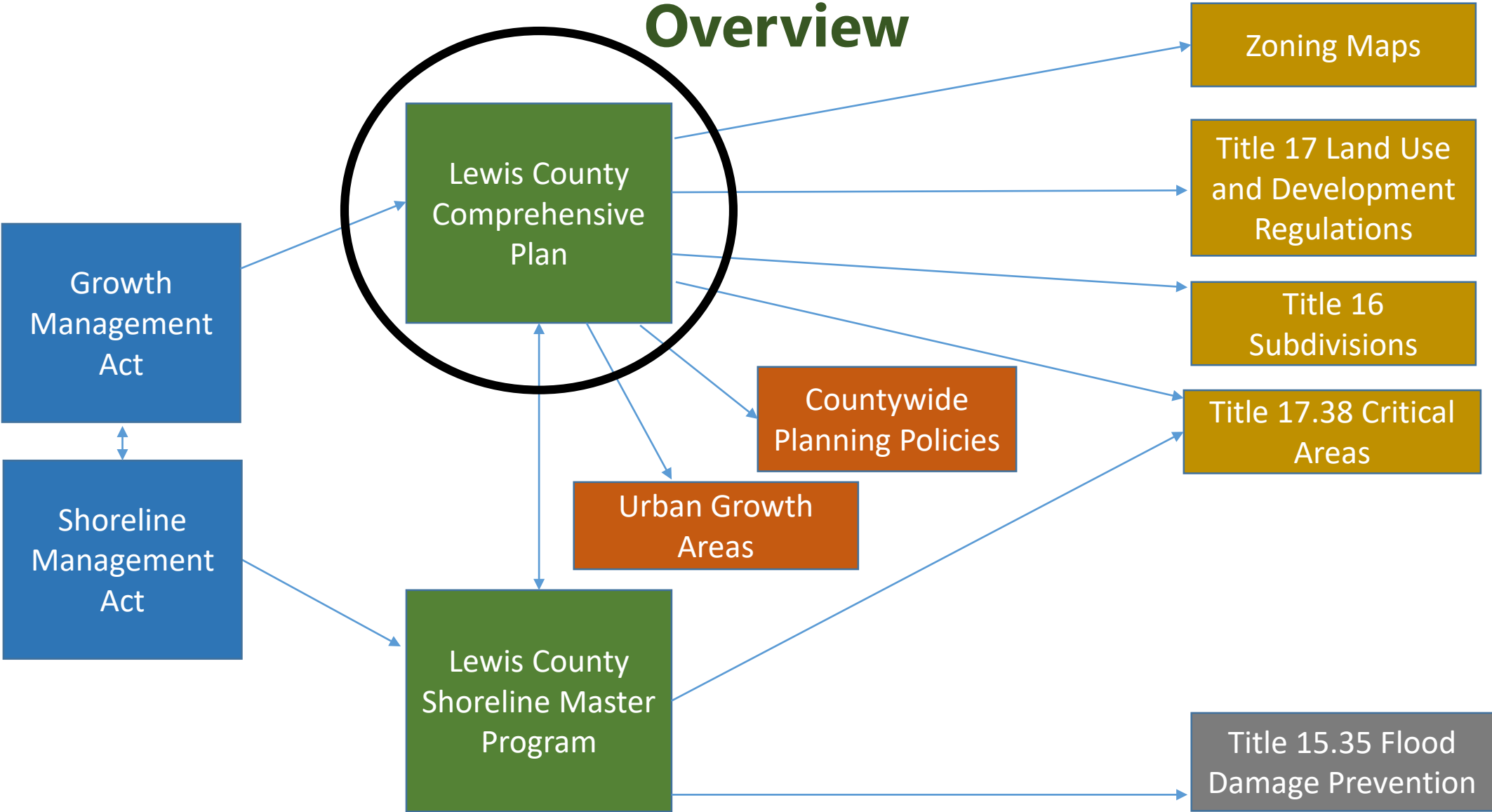
1. Population Allocations
2. Housing Allocations



February 28, 2023

Lewis County Planning Commission – Public Workshop

Overview



Population Allocations



February 28, 2023

Lewis County Planning Commission – Public Workshop

Population Allocations

- Office of Financial Management (OFM) 20-year forecast
- County allocates to cities
- Coordinated through Planned Growth Committee
- Recommendation to Planning Commission
- Decision by BOCC



Population Allocations

	2002 OFM Estimated Population			2022 OFM Estimated Population			
City	City Limits	UGA	Total	City Limits	UGA	Total	Growth Rate
Centralia	15,040	3,581	18,621	18,360	4,016	22,376	20.17%
Chehalis	7,055	1,531	8,586	7,365	2,480	9,845	14.66%
Morton	1,050	205	1,255	1,070	232	1,302	3.75%
Mossyrock	490	312	802	780	80	860	7.23%
Napavine	1,360	307	1,667	1,955	14	1,969	18.12%
Pe Ell	660	28	688	650	8	658	-4.36%
Toledo	685	16	701	685	62	747	6.56%
Vader	605	224	829	655	244	899	8.44%
Winlock	1,335	207	1,542	1,695	420	2,115	37.16%
Total	28,280	6,411	34,691	33,215	7,556	40,771	17.53%



Population Allocations

City	2022 Total Population	20-year Growth Rate	2045 Population Estimate	Population Growth
Centralia	22,376	20.17%	26,888	4,512
Chehalis	9,845	14.66%	11,289	1,444
Morton	1,302	3.75%	1,351	49
Mossyrock	860	7.23%	922	62
Napavine	1,969	18.12%	2,326	357
Pe Ell	658	-4.36%	629	-29
Toledo	747	6.56%	796	49
Vader	899	8.44%	975	76
Winlock	2,115	37.16%	2,901	786
Total	40,771	17.53%	48,077	7,306



Population Allocations

City	2022 Total Population	2045 Population Estimate	Change in Population	Share of Population Growth
Centralia	22,376	26,888	4,512	39.00%
Chehalis	9,845	11,289	1,444	12.48%
Morton	1,302	1,351	49	0.42%
Mossyrock	860	922	62	0.54%
Napavine	1,969	2,326	357	3.08%
Pe Ell	658	629	-29	-0.25%
Toledo	747	796	49	0.42%
Vader	899	975	76	0.66%
Winlock	2,115	2,901	786	6.79%
Total City	40,771	48,077	7,306	63.15%
Unincorporated	42,629	46,077	4,263	36.85%
Total Lewis County	83,400	94,969	11,569	100.00%



Housing Allocations



February 28, 2023

Lewis County Planning Commission – Public Workshop

Housing Allocations

- HB 1220
- Department of Commerce guidance
- County allocated housing to cities
- Coordination through Planned Growth Committee
- Recommendation to Planning Commission
- Decision by BOCC



Housing Allocations

City	2022 Total Population	2045 Population Estimate	Change in Population	Share of Population Growth
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Housing Allocations

Housing Needs Projections for Selected County, Projection Year, and Population Target

Complete Steps 1, 2, and 3 to access countywide projections

Step 1
Select a County
Lewis ✓

Step 2
Select a Projection Year
2045 ✓

Step 3
Enter Population Target in Range
94,543 ✓

Table 1: OFM GMA Population Projections, 2045

Lewis County Projected Population, 2045

	Low	Medium	High
Projected Population (2045)	74,857	91,055	113,706

Table 2: Projected Countywide Housing Needs Based on User Inputs

Lewis County

Population Target = 94,543

	Total	Affordability Level (% of Area Median Income)						Emergency Housing/Shelter Beds	
		0-30%		30-50%	50-80%	80-100%	100-120%		120%+
		Non-PSH	PSH						
Total Future Housing Needed (2045)	39,321	3,663	709	7,207	11,422	5,037	2,760	8,522	523
Estimated Housing Supply (2020)*	33,201	1,482	39	6,017	10,732	4,777	2,556	7,599	46
Net New Housing Needed (2020-2045)	6,120	2,181	670	1,190	690	260	204	923	477

* Note: Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2045) are in housing units. See Overview tab for details.

Instructions:

- **Step 1:** Select a county; **Step 2:** select projection year
- Next, Table 1 will present OFM GMA population projections for your county and year inputs. For PSRC counties, selecting projection year 2044 will also present VISION 2050 population projections.
- **Step 3:** Enter your county's population target. This is the total population projected for the selected year. The value must be within the range shown in Table 1.
- After completing Step 3, Table 2 will present projected countywide housing needs based on the user inputs.



Housing Allocations

Housing Needs Projections for Selected County, Projection Year, and Population Target

Complete Steps 1, 2, and 3 to access countywide projections

Step 1
Select a County
Lewis ✓

Step 2
Select a Projection Year
2045 ✓

Step 3
Enter Population Target in Range
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Projected Population (2045)	74,857	91,055	113,706

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Population Target = 94,543

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		Non-PSH	PSH						
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- After completing Step 3, Table 2 will present projected countywide housing needs based on the user inputs.



Housing Allocations

User Input - % Share of County Population Growth. Values must sum to 100%		100.01% <-- Sum of user inputs for jurisdiction shares of county future net housing need. If Reduce 0.01 below 100%, increase shares. If above 100%, decrease shares.								Emergency Housing Needs (Temporary)	
		Permanent Housing Needs by Income Level (% of Area Median Income)									
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%		
34.44 %	Unincorporated Lewis County	Estimated Housing Supply (2020)	19,536	686	25	3,144	4,702	2,798	2,016	6,164	0
		Allocation Method A (2020-2045)	2,108	751	231	410	238	90	70	318	164
40.50 %	Centralia city	Estimated Housing Supply (2020)	7,594	578	14	1,614	3,154	1,153	302	778	24
		Allocation Method A (2020-2045)	2,478	883	271	482	280	105	83	374	193
12.96 %	Chehalis city	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
		Allocation Method A (2020-2045)	793	283	87	154	89	34	26	120	62
0.44 %	Morton city	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
		Allocation Method A (2020-2045)	27	10	3	5	3	1	1	4	2
0.56 %	Mossyrock city	Estimated Housing Supply (2020)	323	10	0	160	108	14	7	23	0
		Allocation Method A (2020-2045)	34	12	4	7	4	1	1	5	3
3.20 %	Napavine city	Estimated Housing Supply (2020)	697	11	0	113	286	120	42	124	0
		Allocation Method A (2020-2045)	196	70	21	38	22	8	7	30	15
-0.26 %	Pe Ell town	Estimated Housing Supply (2020)	283	6	0	90	157	9	6	16	0
		Allocation Method A (2020-2045)	-16	-6	-2	-3	-2	-1	-1	-2	-1
0.44 %	Toledo city	Estimated Housing Supply (2020)	302	5	0	64	152	30	13	39	0
		Allocation Method A (2020-2045)	27	10	3	5	3	1	1	4	2
0.68 %	Vader city	Estimated Housing Supply (2020)	256	0	0	100	90	43	6	18	0
		Allocation Method A (2020-2045)	42	15	5	8	5	2	1	6	3
7.05 %	Winlock city	Estimated Housing Supply (2020)	565	30	0	121	323	32	16	42	0
		Allocation Method A (2020-2045)	431	154	47	84	49	18	14	65	34



Housing Allocations

User Input - % Share of County Population Growth. Values must sum to 100%		Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Temporary)	
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%		
		100.01% <-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.									
		Reduce 0.01									
34.44 %	Unincorporated Lewis County	Estimated Housing Supply (2020)	19,536	686	25	3,144	4,702	2,798	2,016	6,164	0
		Allocation Method A (2020-2045)	2,108	751	231	410	238	90	70	318	164
40.50 %	Centralia city	Estimated Housing Supply (2020)	7,594	578	1	1,614	1,154	1,153	302	778	24
		Allocation Method A (2020-2045)	2,478	883	271	482	280	105	83	374	193
12.96 %	Chehalis city	Estimated Housing Supply (2020)	3,139	140	0	1,537	509	140	371	22	
		Allocation Method A (2020-2045)	793	283	87	154	89	34	26	120	62
0.44 %	Morton city	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
		Allocation Method A (2020-2045)	27	10	3	5	3	1	1	4	2
0.56 %	Mossyrock city	Estimated Housing Supply (2020)	323	10	0	160	108	14	7	23	0
		Allocation Method A (2020-2045)	34	12	4	7	4	1	1	5	3
3.20 %	Napavine city	Estimated Housing Supply (2020)	697	11	0	113	286	120	42	124	0
		Allocation Method A (2020-2045)	196	70	21	38	22	8	7	30	15
-0.26 %	Pe Ell town	Estimated Housing Supply (2020)	283	6	0	90	157	9	6	16	0
		Allocation Method A (2020-2045)	-16	-6	-2	-3	-2	-1	-1	-2	-1
0.44 %	Toledo city	Estimated Housing Supply (2020)	302	5	0	64	152	30	13	39	0
		Allocation Method A (2020-2045)	27	10	3	5	3	1	1	4	2
0.68 %	Vader city	Estimated Housing Supply (2020)	256	0	0	100	90	43	6	18	0
		Allocation Method A (2020-2045)	42	15	5	8	5	2	1	6	3
7.05 %	Winlock city	Estimated Housing Supply (2020)	565	30	0	121	323	32	16	42	0
		Allocation Method A (2020-2045)	431	154	47	84	49	18	14	65	34



Housing Allocations

GUIDANCE!

What do we have to do?

1. Capacity through zoning
2. Remove regulatory barriers



Schedule

- February: PGC Preliminary Population Allocations
- March: PGC Final Population Allocations, Preliminary Housing Allocations
- April: PGC Final vote Population and Housing Allocations
- April: Planning Commission Workshop
- May: Planning Commission Hearing
- June: BOCC Hearing
- July: Periodic Update begins





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