HOUSING ELEMENT

HOUSING

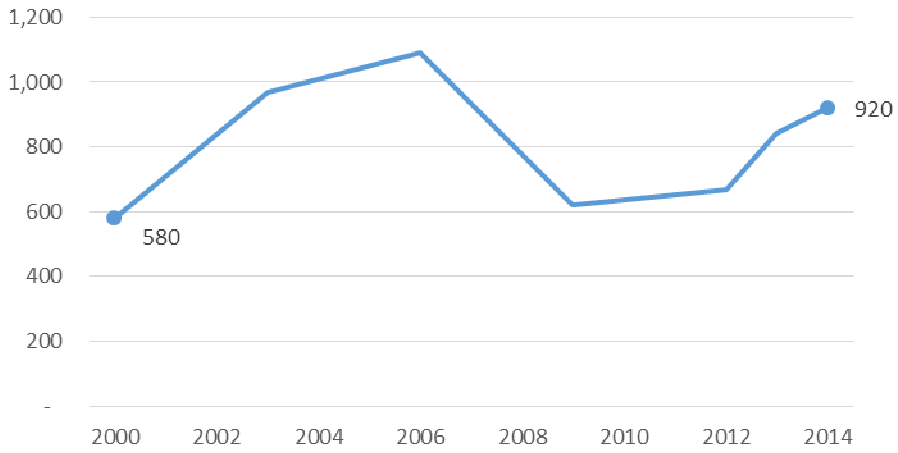
The median home price in Lewis County in 2015 was $158,700 (in 2015 dollars).

From 2000 to 2014, the median home price increased over $28,000 (in constant 2014 dollars), though a significant decline in values was seen during the period.[1] Median housing values peaked at $205,069 in 2008 and ended 2014 with a median price of $150,500.

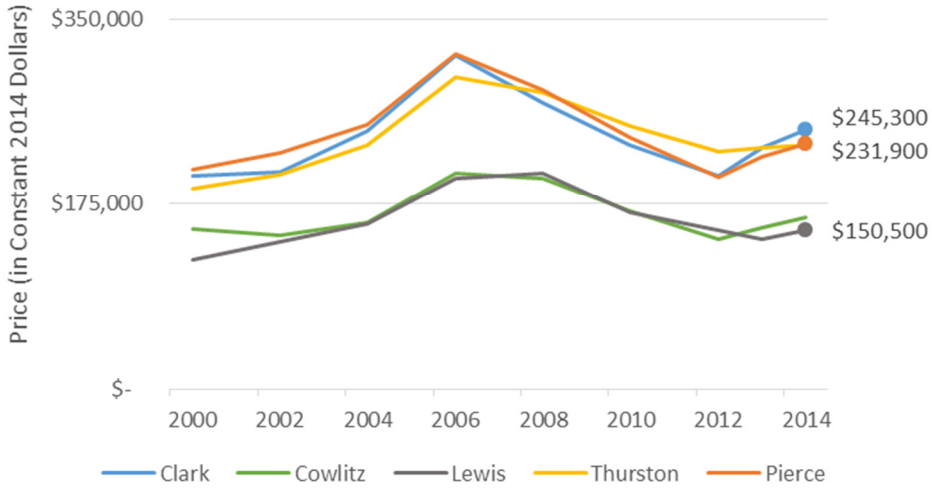
Existing home sales also declined significantly as a result of the Great Recession, though sales did pick up after 2012 (to levels similar to the existing home sales seen pre-2007).

The number of new housing units constructed annually remains lower than historical trends. From April 1, 2015 to March 30, 2016, 149 units were constructed, a total far below the peak of nearly 600 units constructed countywide in 1995, 2005 and 2006. The number of new units nevertheless was up from the low seen in 2012 (43 units constructed).

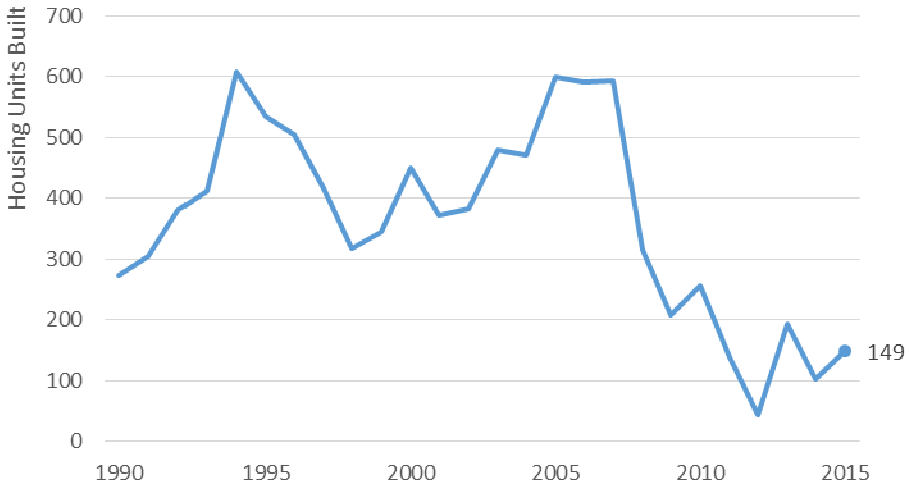
Existing Home Sales [1]
(2000 to 2014)



Median Home Price [1]
(2000 to 2014)



Countywide Estimate of New Housing Units [2]
(1990 to 2015)



1 Please note: The data from the Washington Center for Real Estate Research (WCRER) presented in this section was stopped at 2014 to preserve the longest time series available within the data (2000 to 2014). In 2015 and 2016, the data was recalibrated and presented with 2010 as the oldest data.

2 This data is a countywide estimate of the number of housing units constructed from April 1 (of the graphed year) to March 30 of the following year. Data is based on Office of Financial Management April 1 population data.

Source: Washington Center for Real Estate Research , 2014 Washington State Housing Market Summary. US Census Building Permit Survey.

HOUSING STOCK

The housing stock in Lewis County tends to be older than adjacent counties along the I-5 corridor. The US Census American Community Survey estimated that roughly 24 percent of the housing stock in Lewis County was built before 1949, compared to the next highest nearby county (21 percent in Cowlitz County and 15 percent in Pierce County).

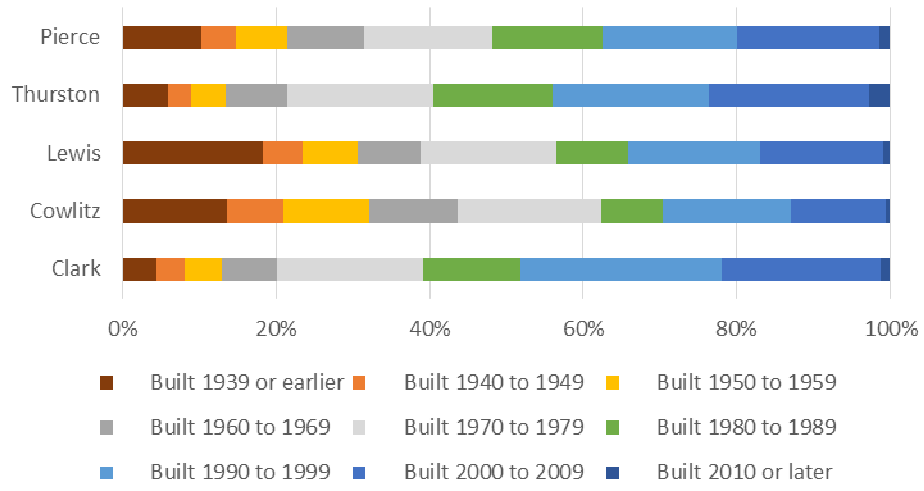
Of the housing stock, the majority of homes in 2015 were single-family dwellings (roughly 68 percent of dwellings countywide according to Office of Financial Management estimates). Mobile homes also constituted a large portion of the housing stock (22 percent).

Multifamily housing (duplexes, apartments, etc.) was limited in distribution throughout the county, with the bulk located in Centralia and Chehalis. Communities such as Toledo and Morton also had sizable portions of multiple unit buildings.

Multifamily buildings contained less than 2 percent of the total housing units in unincorporated portions of Lewis County.

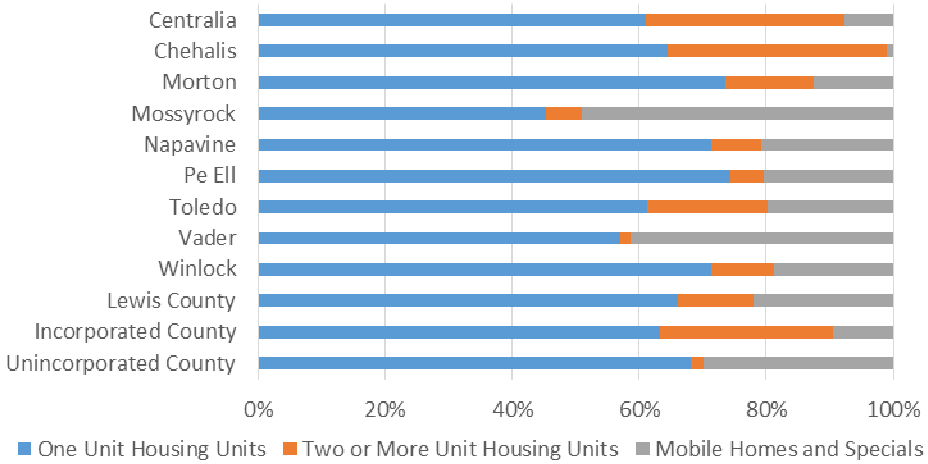
Age of Housing Stock

2010 to 2014 American Community Survey Estimate



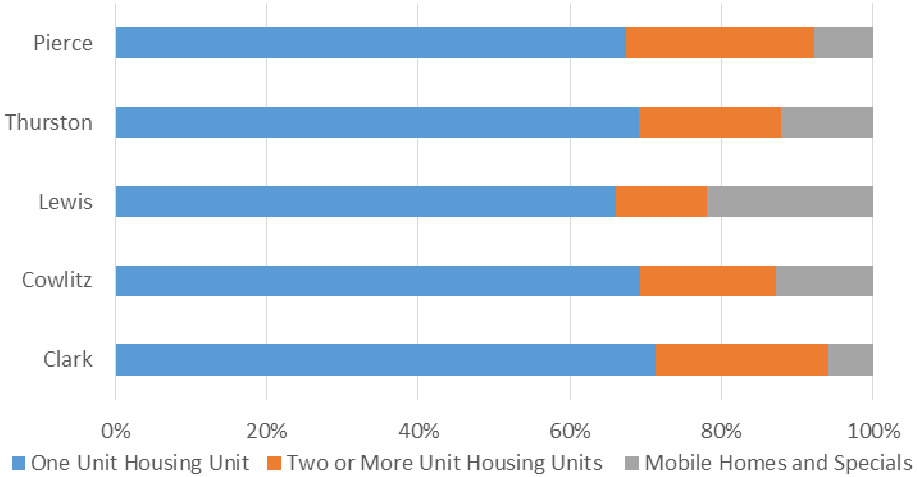
Housing Type by Jurisdiction

2015 Estimate



Housing Type by Jurisdiction

2015 Estimate



Source: US Census Bureau, American Community Survey . Office of Financial Management, April 1 Population Estimates.

HOUSING AFFORDABILITY

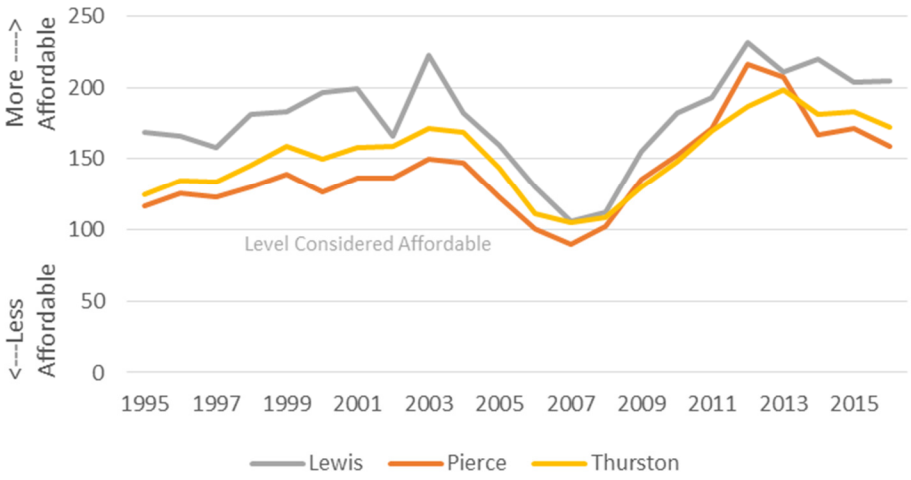
The housing stock in Lewis County tends to be more affordable than more urban portions of the state, particularly the counties within the Puget Sound area. The Washington Center for Real Estate Research (WCRER) Housing Affordability Index measures the affordability of home ownership based on the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100, there is a balance between the family's ability to pay and the cost. Higher indexes indicate that housing is more affordable.

In the middle 2000s, the ability of Lewis County middle income families to pay for housing declined, although the index for Lewis County showed more affordability than in most neighboring counties (especially those along I-5). Housing affordability has improved since that time.

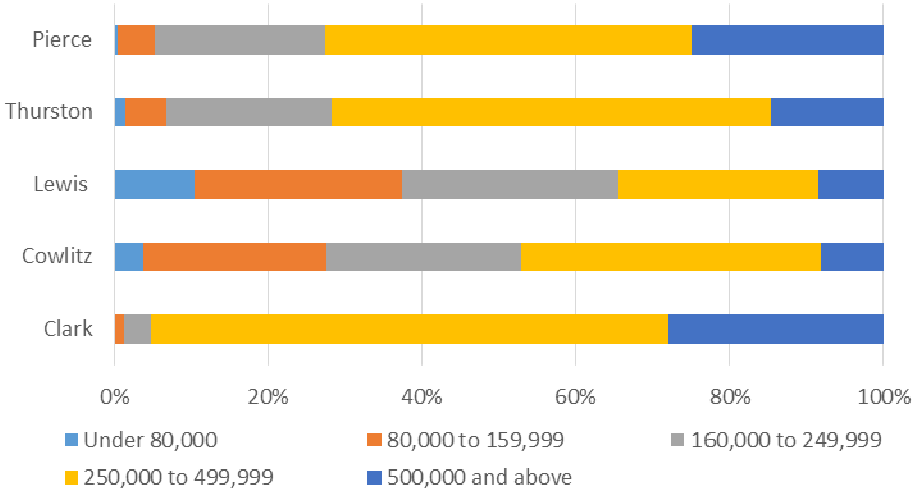
According to the WCRER (as of the end of 2016), Lewis County contained a variety of homes that were priced at levels that could be affordable to area residents. Roughly 10 percent of the homes on the market in Lewis County cost less than $80,000, and 36 percent of the total homes cost less than $160,000.

Thurston, Pierce and Clark Counties had a substantially smaller portion of homes that fell within the lower price ranges. Approximately 7 percent of homes in Thurston and 5 percent of homes in Pierce County cost less than $160,000. In Clark County, only 1 percent of homes cost less than $160,000.

Housing Affordability Index
(1995 to 2016)



Percentage of Homes on Market in Price Range
End of Fourth Quarter 2016



Source: Washington Center for Real Estate Research , Personal Communication, and 2014 Washington State Housing Market Summary.

HOUSING EXPENDITURES

Despite the relative affordability of housing in Lewis County, several homeowners and renters experience cost burdens associated with their housing. A household is considered cost-burdened when:

Housing Costs	Exceed 30 Percent of Income
Housing and Transportation Costs	Exceed 45 Percent of Income

People whose housing costs exceed these thresholds are likely to struggle to pay for other basic needs. Cost-burdened households or individuals may drop health care coverage, or skip meals to save on costs and help to pay for their housing.

Approximately 27 percent of homeowners in Lewis County experienced cost burdens associated with their housing (according to the 2010 to 2014 American Community Survey). This level was just below neighboring counties along the I-5 corridor.[1]

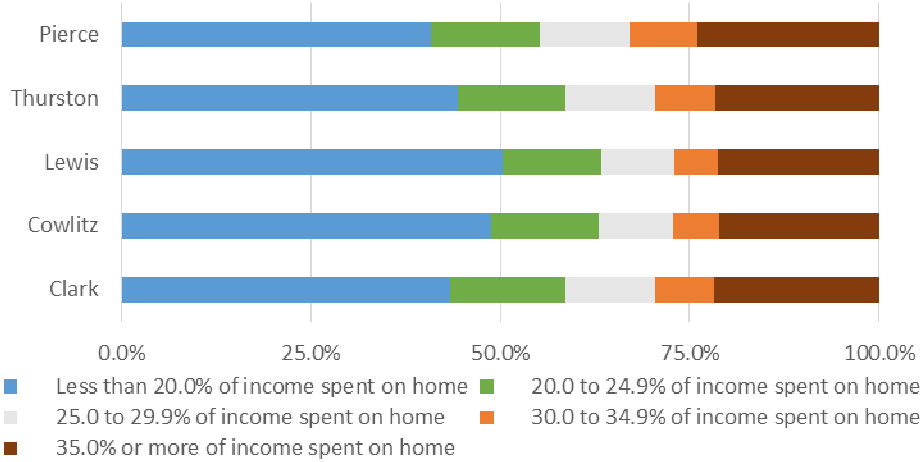
In contrast, roughly 54 percent of rental households had home costs that totaled more than 30 percent of their income.

This cost burden was especially pronounced among residents that spent more than 35 percent of their income on rent (43.7 percent of renters in Lewis County). Of neighboring counties, only Cowlitz County was estimated to have a higher proportion of renters that spent more than 35 percent of their income on rent (51.4 percent).

Around 24 percent of renters in Lewis County had rents that cost less than 20 percent of their income.

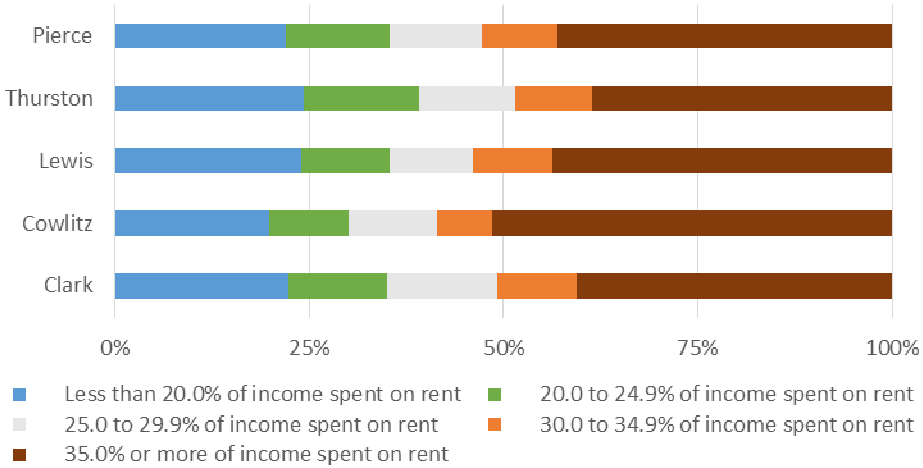
Proportion of Homeowners with Share of Income Spent on Housing

2010 to 2014 ACS Estimate



Percentage of Renters with Share of Income Spent on Rent

2010 to 2014 ACS Estimate



Source: US Census Bureau, American Community Survey

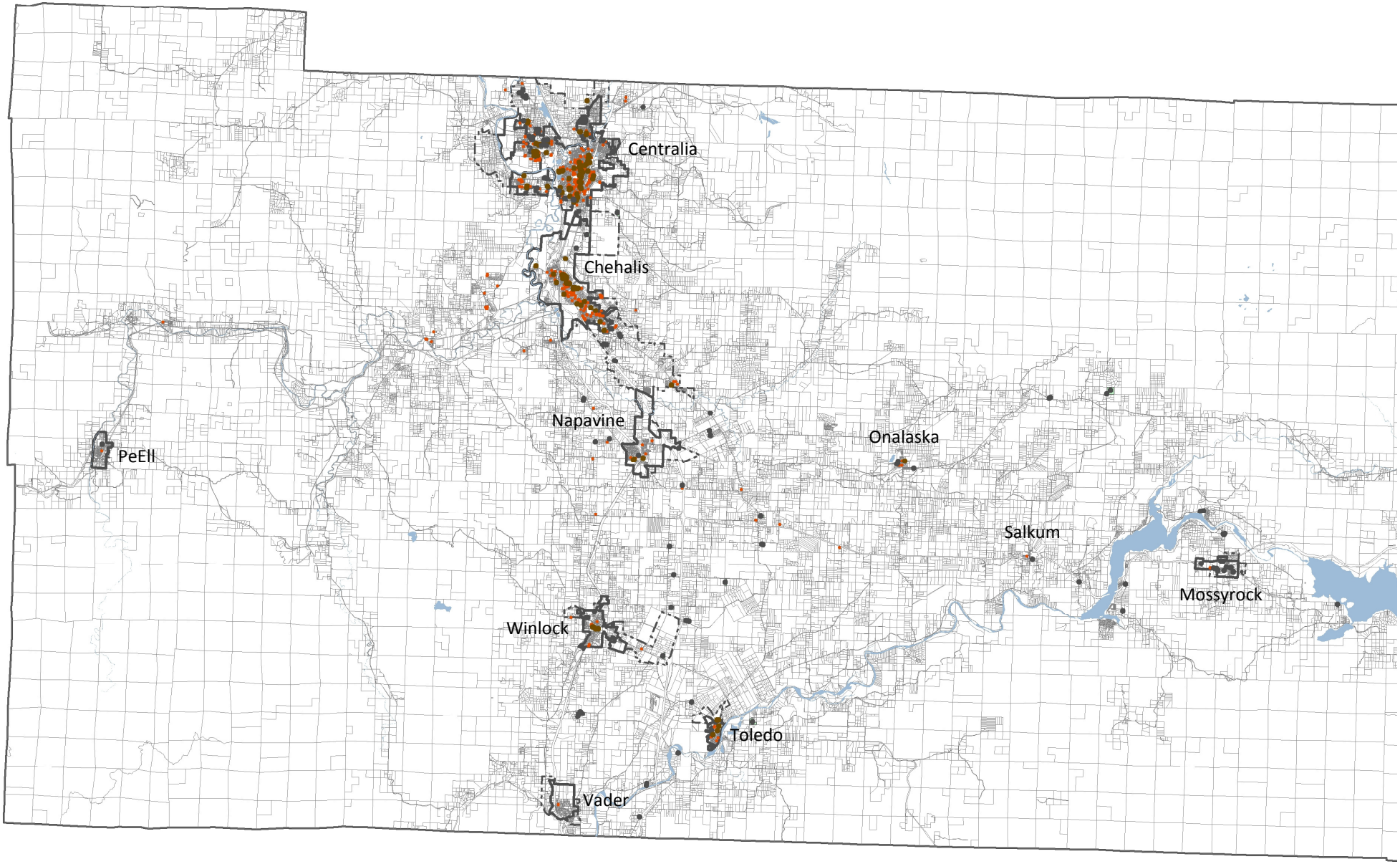
[1] Transportation costs were not calculated as part of the 2010 to 2014 American Community Survey. When these levels are included, costs associated with housing that requires long-distance commutes appears less affordable than when considering housing costs alone.

HOUSING ALLOCATION

RCW 36.70A.020(4) requires counties and cities plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Table 2 is guidance that creates targets for projected housing needs for the county and cities in Lewis County. While jurisdictions are not required to meet the targets, RCW 36.70A.070(2)(c) sates that the county and cities must identify sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. In addition, jurisdictions must remove regulatory barriers to emergency housing and permanent supportive housing. *[new table, not underlined for ease of reading]*

Table 2: Lewis County 2045 Housing Allocations

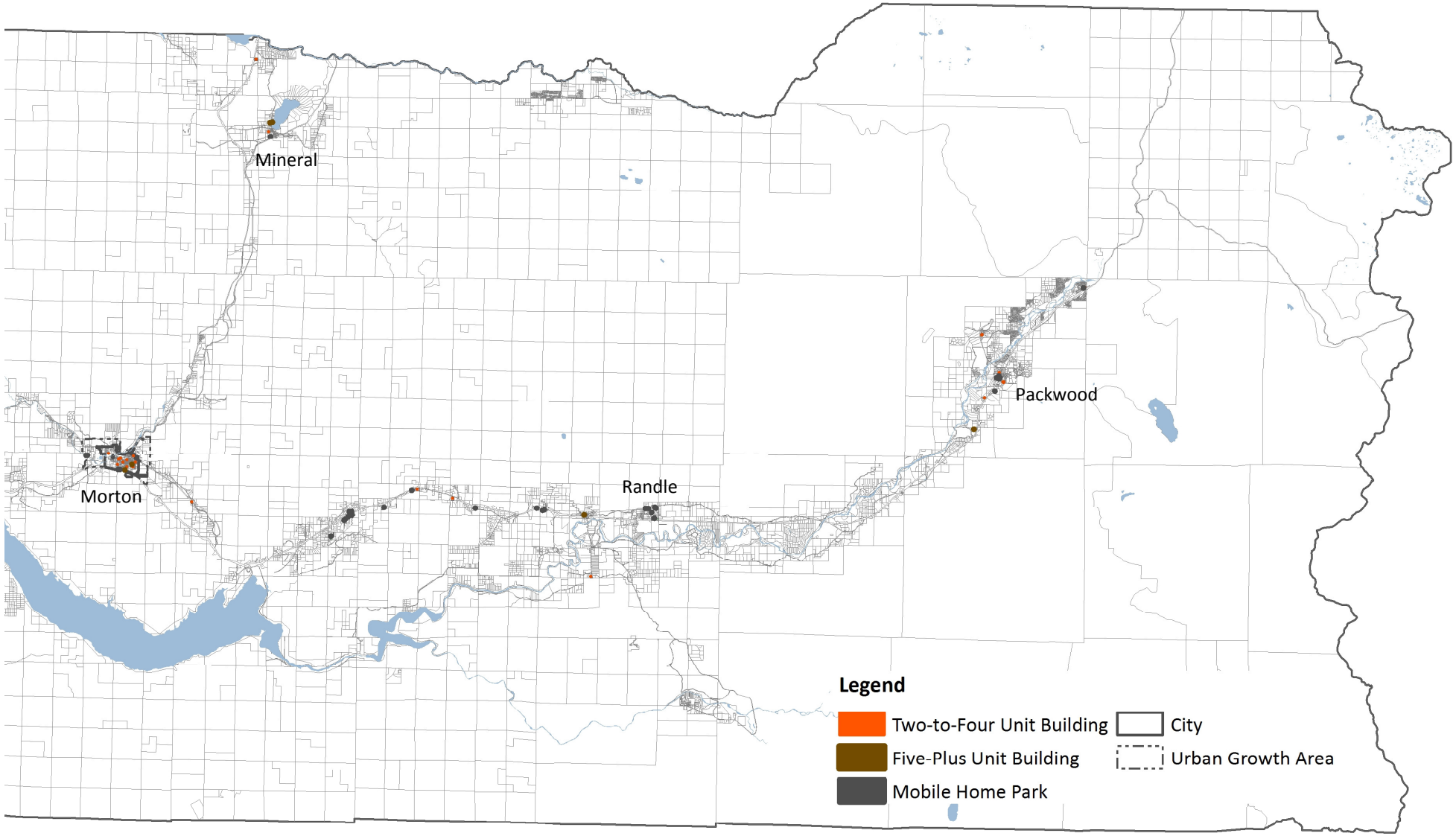
Total 2045 Population = 104,951			**Permanent Housing Needs by % of Area Median Income**							**Emergency Housing**
			0-30%							
		Total	**Non-PSH**	**PSH**	**>30-50%**	**>50-80%**	**>80-100%**	**>100-120%**	**>120%**	
Unincorporated Lewis County	Estimated Housing Supply (2020)	19,519	667	25	3,146	4,704	2,798	2,016	6,163	0
	Allocation Method C (2020-2045)	403	88	38	115	58	28	23	53	21
City of Centralia	Estimated Housing Supply (2020)	7,593	578	14	1,614	3,154	1,153	302	778	38
	Allocation Method C (2020-2045)	767	227	184	0	0	0	134	222	78
City of Chehalis	Estimated Housing Supply (2020)	3,139	140	0	442	1,537	509	140	371	22
	Allocation Method C (2020-2045)	6,215	1,390	563	1,000	900	425	280	1,657	332
City of Morton	Estimated Housing Supply (2020)	506	16	0	167	221	69	8	25	0
	Allocation Method C (2020-2045)	23	5	1	4	3	2	1	7	1
City of Mossyrock	Estimated Housing Supply (2020)	322	10	0	160	108	14	7	23	0
	Allocation Method C (2020-2045)	72	16	5	12	7	5	4	24	4
City of Napavine	Estimated Housing Supply (2020)	718	11	0	135	286	120	42	124	0
	Allocation Method C (2020-2045)	477	89	28	90	75	28	32	135	16
City of Pe Ell	Estimated Housing Supply (2020)	284	6	0	90	157	9	6	16	0
	Allocation Method C (2020-2045)	10	2	1	2	1	1	1	3	1
City of Toledo	Estimated Housing Supply (2020)	303	5	0	64	152	30	13	39	0
	Allocation Method C (2020-2045)	845	92	27	139	210	125	40	211	16
City of Vader	Estimated Housing Supply (2020)	257	0	0	100	90	43	6	18	0
	Allocation Method C (2020-2045)	100	30	7	0	6	2	10	45	5
City of Winlock	Estimated Housing Supply (2020)	564	30	0	121	323	32	16	42	0
	Allocation Method C (2020-2045)	1,248	271	115	282	210	83	50	237	67
Total	**Sum of Allocations to Jurisdictions**	**10,160**	**2,210**	**969**	**1,643**	**1,471**	**698**	**575**	**2,594**	**542**
	Percent of Sum of Allocations to Jurisdictions	**100.00%**	**21.75%**	**9.54%**	**16.17%**	**14.48%**	**6.87%**	**5.66%**	**25.53%**	**5.33%**



Please note: This map is not intended to be used to determine the exact location of various housing types.
Instead, the map is meant to show the relative distribution of differnt forms of housing in Lewis County.

LEWIS COUNTY

Distribution of Different Types of Housing



HOUSING GOALS AND POLICIES

The following are goals and policies for housing:

H GOAL 1.0 | Promote a variety of safe and decent housing types, neighborhood settings, and price ranges.

POLICY H 1.1

Ensure that a variety of residential development and ownership types are available in urban and rural areas. Potential types of housing include detached and attached single family housing, clustered housing, duplexes, planned unit developments, senior housing, cohousing, condominiums, and mixed residential/commercial uses.

POLICY H 1.2

Encourage accessory dwelling units (ADU), provided that development standards and design criteria are satisfied.

POLICY H 1.3

Permit manufactured housing in the same locations and at the same density as other housing, consistent with state law.

POLICY H 1.4

Promote flexibility in the permitting of farm housing units for farm employees and their families in agricultural areas and on working farms.

H GOAL 2.0 | Ensure concentrations of housing units are located close to transportation, employment, shopping, and daily activities, and adequate capital facilities and utilities are present for the dwellings.

POLICY H 2.1

Consider access to transportation and proximity to employment, shopping and community services in planning the location of new housing.

POLICY H 2.2

Encourage residential development in areas where water and/or sewer services, and amenities such as local schools are available.

POLICY H 2.3

Address the impacts of new residential development on transportation infrastructure and other public facilities through the use of SEPA mitigation, development standards, concurrency requirements and/or other approaches.

POLICY H 2.4

Encourage the construction of group homes, foster care facilities and housing for other special needs populations near services and public transportation routes wherever possible.

H GOAL 3.0 | Work to enhance the existing housing stock.

POLICY H 3.1

Lead a countywide analysis to study the rehabilitation and redevelopment potential of the county's existing housing stock, and the subsidized and low-cost non-subsidized housing that may be lost due to redevelopment, deteriorating housing conditions, and/or public policies and actions.

POLICY H 3.2

Encourage the rehabilitation of substandard housing and the maintenance of older housing that appears to be suited for restoration. Consider identifying priority areas for focused attention and resources.

POLICY H 3.3

Seek opportunities to identify, protect, and rehabilitate historic properties to meet housing goals.

H GOAL 4.0 | Collaborate with local jurisdictions, non-profits, private developers and other agencies to maintain and enhance affordable housing options.

POLICY H 4.1

Work with the private sector, the Lewis County Affordable Housing Network, neighborhood groups, tribes and other affected citizens to facilitate the development of attractive, quality low- and moderate-income housing.

POLICY H 4.2

Facilitate the development of low-income and special needs housing, through approaches such as:

- Developing an inventory of buildable lands in urban growth areas and Limited Areas of More Intensive Rural Development (LAMIRDs) where additional development could occur.
- Rezoning certain developable lands that have adequate facilities to accommodate additional growth.
- Working with housing advocates and providers to develop sources of funding and strategies to enable the production of affordable housing, including multifamily tax exemptions, bond issues and levies, and grants and loan programs.

- Promoting the use of surplus publicly owned vacant lands for special needs or transitional housing, where appropriate.
- Encouraging self-help housing efforts and programs such as Habitat for Humanity and the Community Action Council of Lewis, Mason and Thurston Counties.
- Participating in programs such as the Housing Trust Fund (HTF) to address extremely low income and special needs housing.

POLICY H 4.3

Encourage the retention of existing subsidized housing.

H GOAL 5.0 | Allow housing units in a manner consistent with the Fair Housing Act.

POLICY H 5.1

Encourage housing opportunities for all citizens regardless of race, color, religion, sex, national origin, handicap disability, economic status, familial status, age, sexual orientation, or other discriminatory factors.

H GOAL 6.0 | Plan future development in a manner which promotes quality neighborhood settings and environments.

POLICY H 6.1

Minimize residential/non-residential land use conflicts in unincorporated areas of Lewis County through the use of development and performance standards such as buffers and setbacks.

POLICY H 6.2

Design and site residential construction adjacent to or within designated natural resource lands in a manner that reduces potential land use conflicts.

H GOAL 7.0 | Work to remove unnecessary regulatory barriers and permitting processes that discourage housing construction.

POLICY H 7.1

Strive to improve permit processing services.

POLICY H 7.2

Where appropriate, reduce regulatory barriers and other requirements that add unnecessary costs and/or discourage affordable and market rate housing construction. Strategies to consider include the revision, replacement or elimination of regulations that cause higher than expected costs or extend time periods for the review of a permit.