

Proposed Centralia Housing Assessment and Action Plan

May 11, 2021

Goal of Workshop – Make a decision on how to conduct the Housing Study

1. Does the City Council want the housing study to meet all of the requirements of GMA Housing Element, HB 1220 (2021) and HB 1923 (2019)?

OR

2. Does the Council want an abbreviated housing study conducted in-house (by City staff) **OR** by consultant utilizing available data? This option would allow the City Council to have the housing data in the fall of 2020.

Growth Management Act

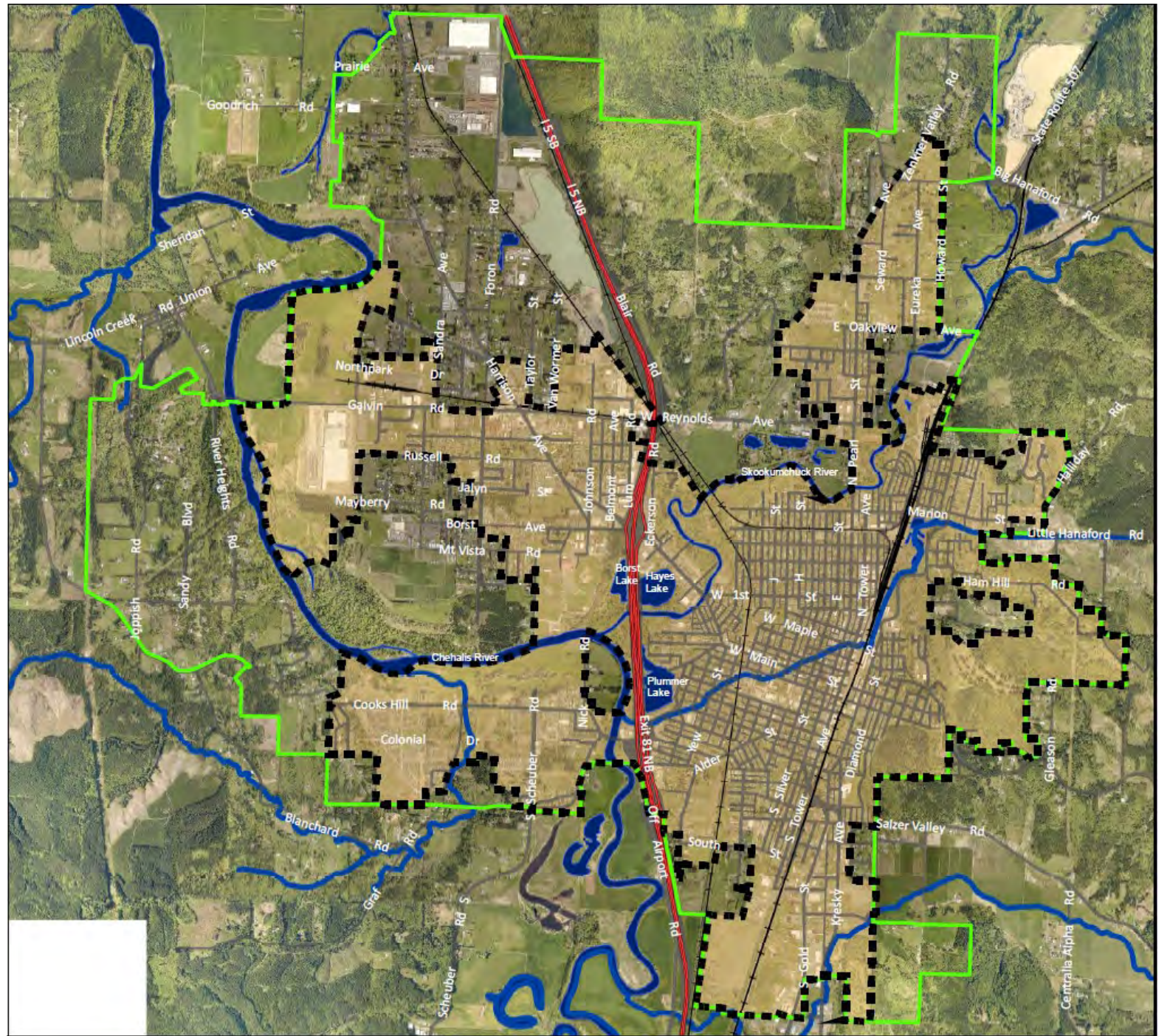
- Adopted by the State of Washington
- GMA RCW 36.70A
 - A requirement to plan locally for growth
 - A framework for land use planning
- GMA Planning Requirements
 - CAO & resource lands ordinances
 - County-wide Planning Policies (CWPP)
 - Comprehensive Plan
 - Development Regulations
 - Review and Update

Growth Management Act

Urban growth should be located ***first*** in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, ***second*** in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and ***third*** in the remaining portions of the urban growth areas.

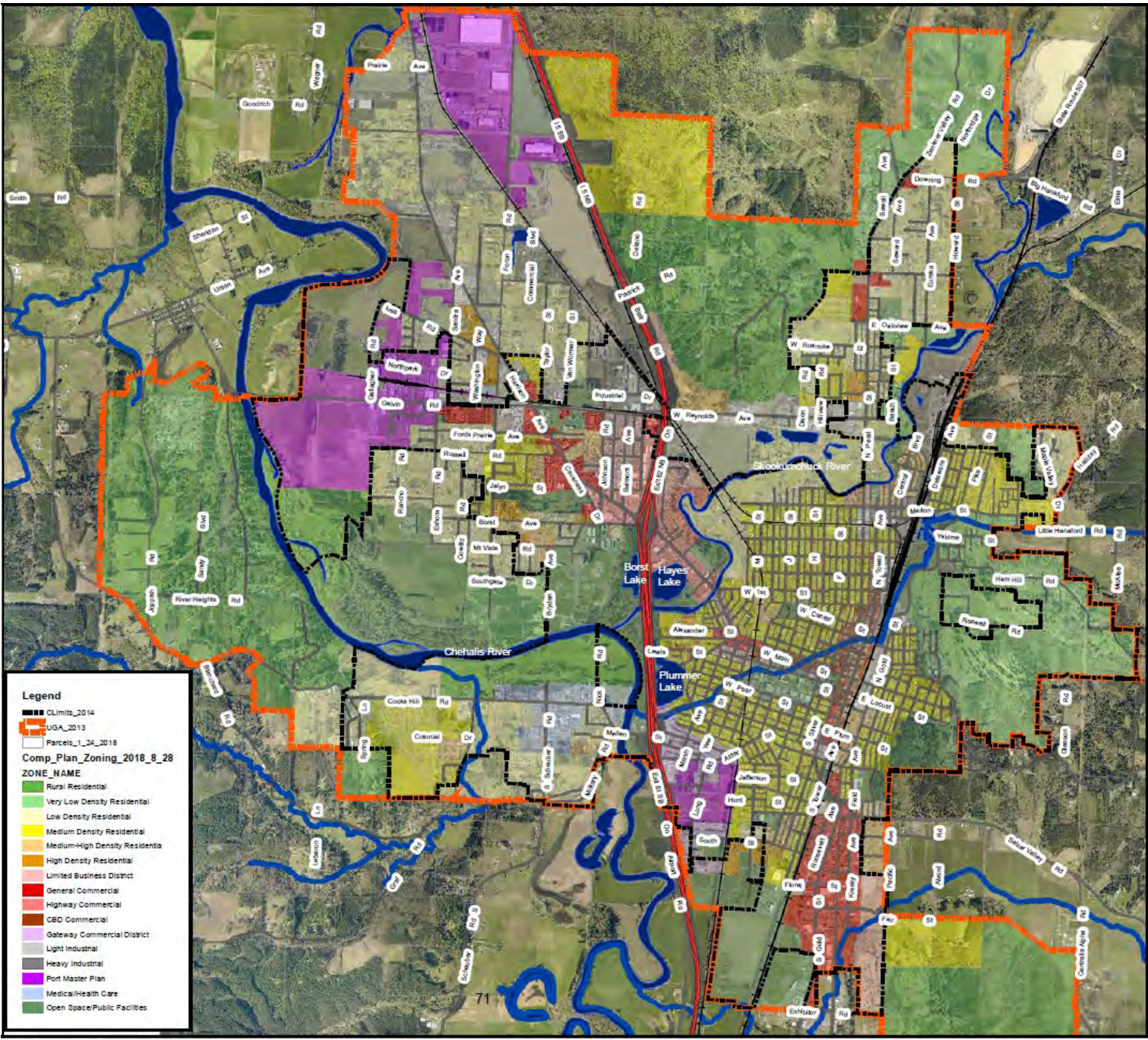
City Limits – Tan Area
Where we are today.

Urban Growth Area (UGA) - This is the area between the City Limits and the Green line). It is our 20+ year future growth area. It must be justifiable by science and population to enlarge.



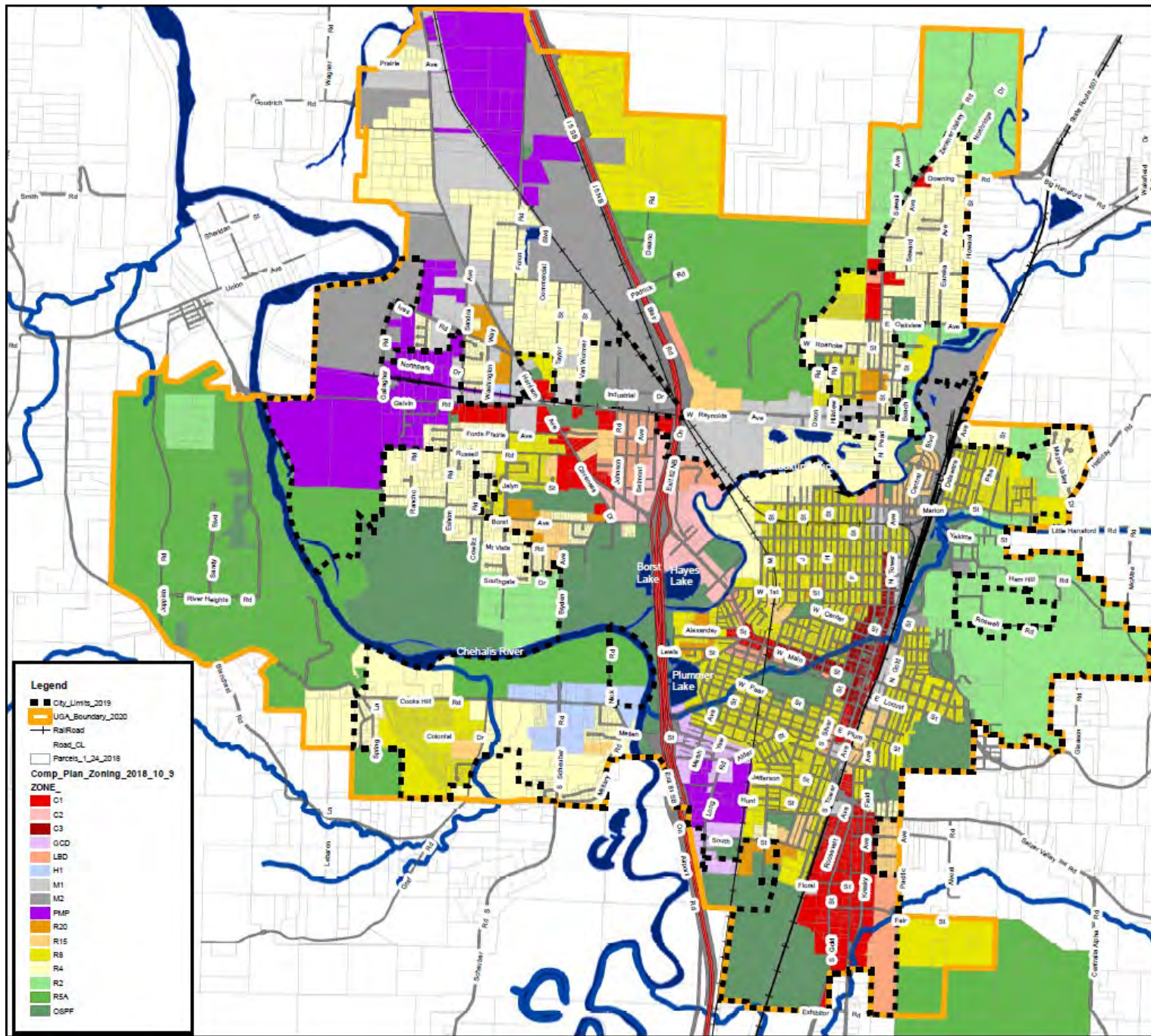
Comprehensive Plan – 20+ years

- Planning for 20+ years of growth
- Last updated by the City in 2018
 - Next required update by Department of Commerce in 2025
- Environment
- Land Use
- Housing
- Economic Development
- Historic Preservation
- Utilities



The Zoning Ordinance and Development Regulations

- Tools for implementing the Comprehensive Plan
- Land Use Zones break the City down into different land uses
 - Residential: Sub-categories - R-5A, R:2, R:4, R:8, R:15, R:20
 - Commercial: Sub-categories - C-1, C-2, C-3, LBD, GCD
 - Industrial: Sub-categories - M-1, M-2, PMP
 - Open Space/Public Facilities - OS/PF
- Many other requirements for example:
 - Parking standards
 - Landscaping standards
 - Critical Area requirements



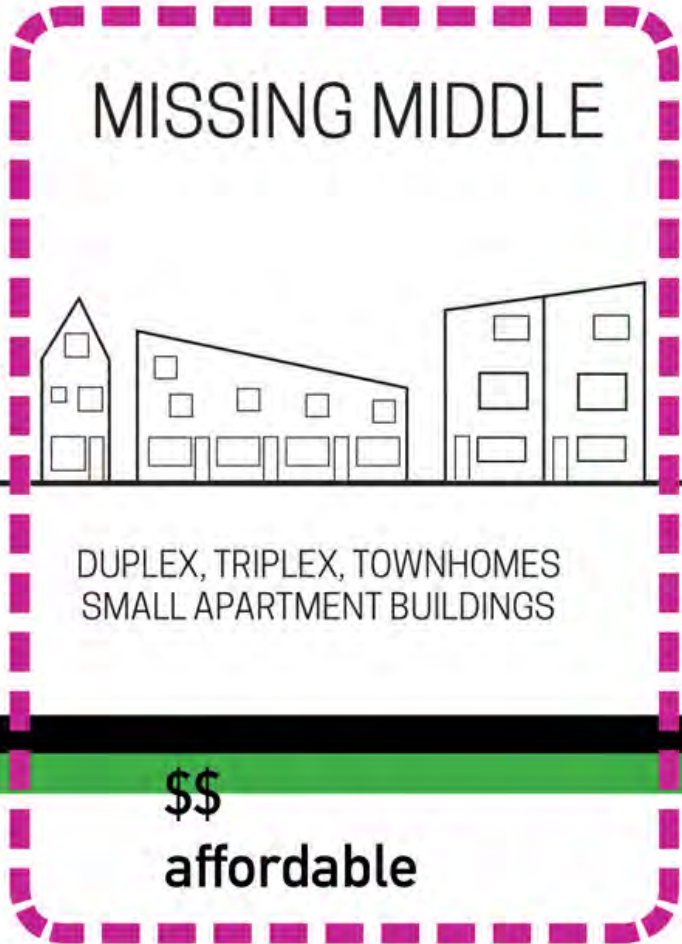
Housing Study

- Request for Proposal – prepared (based on GMA & HB 1923)
- Sent to Department of Commerce for feedback
 - Opportunities to apply for grant funds
 - Meet future requirements on GMA Housing Element
 - 2019 HB 1923
 - Found out about 2021 HB 1220
- Comments from Department of Commerce
 1. Include HB 1220 for future GMA Housing Element (Required in 2025)
 2. Additional time for consultant to conduct study
- **DIRECTION NEEDED FROM CITY COUNCIL**

2021 - HB 1220

- Housing study required at time of Comprehensive Plan update (2025)
- Requirements for Housing Element in Comprehensive Plan:
 - Housing Study to include: see HB 1220 - Pages 3-5: Sec 2 (2)(a-h)
- Section 3 – new Section: Page 11
- Section 4 - new Section: Page 12
- Section 5 – Page 13, Lines 10-17
- Section 7 – new Section: Pages 19-20

**Housing
Development
Sweet Spot**



SINGLE FAMILY
HOMES

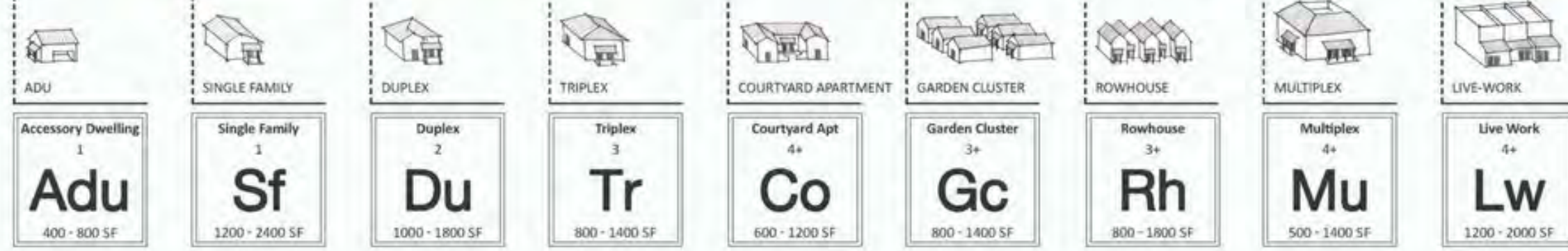
DUPLEX, TRIPLEX, TOWNHOMES
SMALL APARTMENT BUILDINGS

MIDRISE

HIGHRISE

**SIZE
COST**



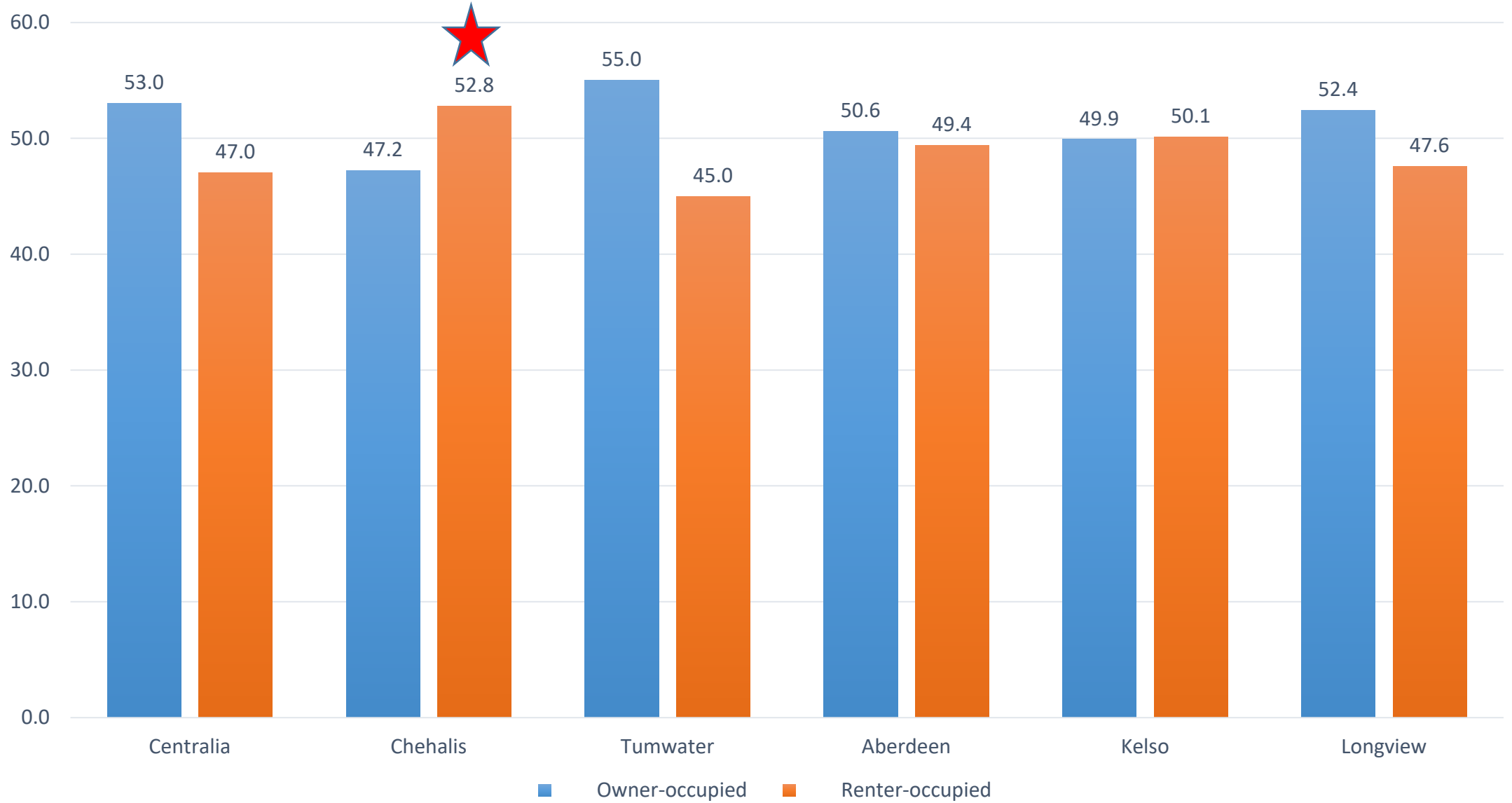


MISSING MIDDLE HOUSING TYPES EXPAND CHOICE & AFFORDABILITY

Multi-unit or clustered housing that is in scale with surrounding single-family neighborhoods offers a solution to the disconnect between existing housing stock and shifting demographic preferences.



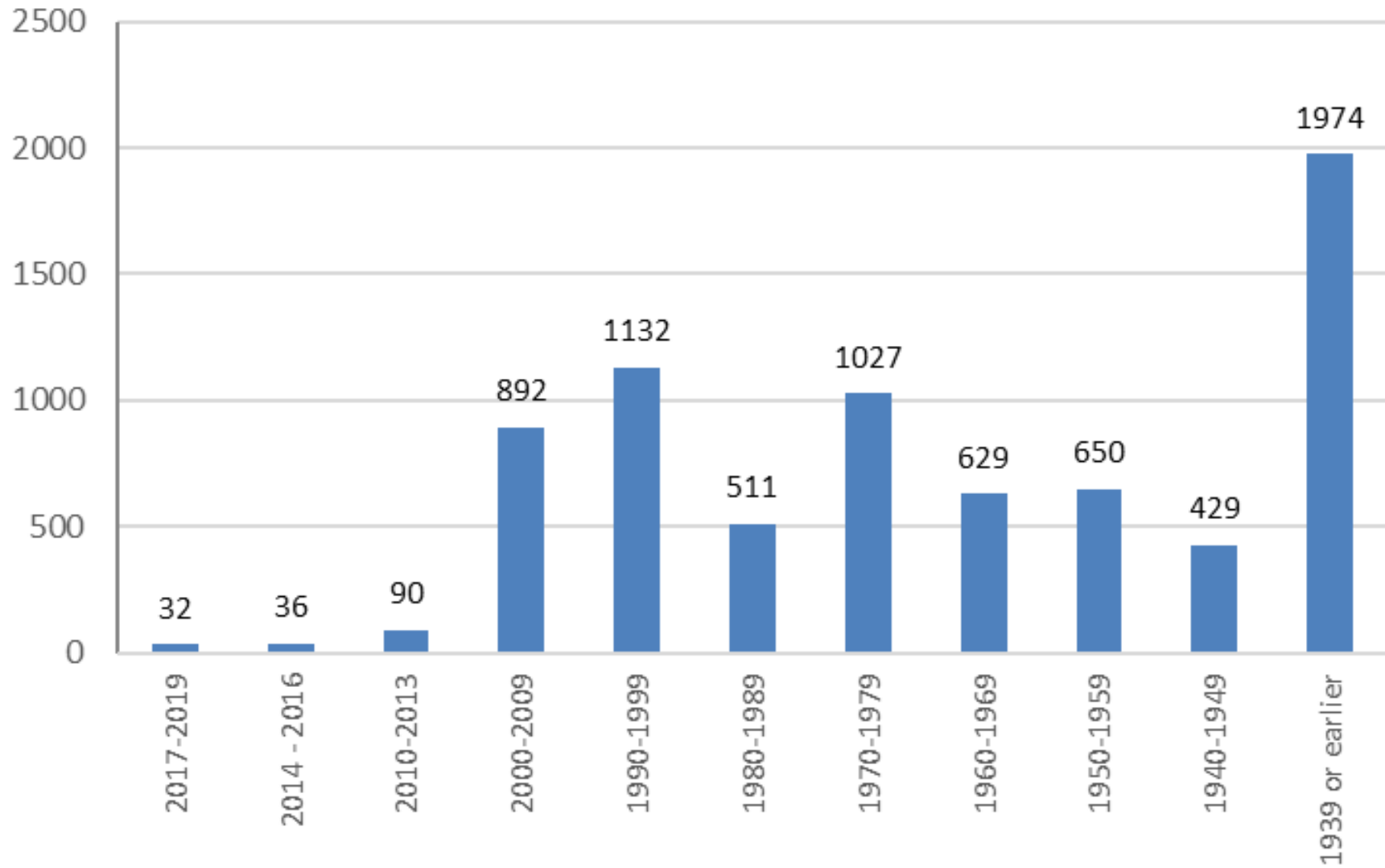
Percent of Occupied Housing Units 2015-2020



YEAR STRUCTURE BUILT (Percent)

	Centralia	Chehalis	Tumwater	Aberdeen	Kelso	Longview
Total housing units						
Built 2014 or later	0.40	0	6.7	0	0	0.2
Built 2010 to 2013	2.20	0.1	5.8	0.3	0	0.1
Built 2000 to 2009	10.30	7.8	18.8	4.2	9	5.5
Built 1990 to 1999	14.40	9	18.3	5.4	9.4	9.7
Built 1980 to 1989	8.40	5.3	14.3	2.8	4.8	7.1
Built 1970 to 1979	14.50	12.8	14	17	15.1	18
Built 1960 to 1969	5.80	8.5	9.8	11.1	13.2	14.9
Built 1950 to 1959	8.10	9.6	7.8	9.4	13.6	14.1
Built 1940 to 1949	7.50	13.2	2	6.2	10.5	13.1
Built 1939 or earlier	28.50	33.8	2.4	43.7	24.4	17.3

Year Homes or Units were Constructed




Affordable Housing: HUD Definition - Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

(1) "Affordable housing" means residential housing that is rented by a person or household whose **monthly housing costs, including utilities** other than telephone, do not exceed thirty percent of the household's monthly income.


SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)

Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)

Centralia Chehalis Tumwater Aberdeen Kelso Longview

Less than 20.0 percent	40.8	47.5	44.8	46.7	37	38.7
20.0 to 24.9 percent	10.9	14.6	22.2	18.6	10.8	18.4
25.0 to 29.9 percent 	17.2	3.9	9.8	7.5	13.8	9.6
30.0 to 34.9 percent	5.6	12.3	7.5	5.5	4.8	9.5
35.0 percent or more	25.5	21.6	15.7	21.7	33.6	23.9
TOTAL PERCENTAGE OF 30% OR GREATER	31.1%	33.9%	23.2%	27.2%	38.4%	33.4%

Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)

Housing units without a mortgage (excluding units where SMOCAPI cannot be computed)	Centralia	Chehalis	Tumwater	Aberdeen	Kelso	Longview
Less than 10 percent	36.8	39.4	37.8	36.9	32.6	37.4
10.0 to 14.9 percent	22.3	17.4	14.6	16.7	17.3	24.2
15.0 to 19.9 percent	10.8	10.3	13	18.9	22.4	10.6
20.0 to 24.9 percent	8.3	10.8	5.8	3.6	9.5	5.5
25.0 to 29.9 percent 	4.2	3.9	9.3	5.9	6	4.6
30.0 to 34.9 percent	3.8	1.4	7.6	2.4	2.4	4.5
35.0 percent or more	13.8	16.7	11.7	15.5	9.8	13.1
TOTAL PERCENTAGE OF 30% OR GREATER	17.6%	18.1%	19.3%	17.9%	12.2%	17.6%

Gross Rent as a Percentage of Household Income (GRAPI)

Occupied units paying rent (excluding units where GRAPI cannot be computed)

Centralia Chehalis Tumwater Aberdeen Kelso Longview

Less than 15.0 percent

6.6 11.9 10.9 14.1 12.3 8.8

15.0 to 19.9 percent

13.3 11.5 11.3 15.5 9.7 12.5

20.0 to 24.9 percent

11.4 10.3 10.4 9.9 12.6 11.1

25.0 to 29.9 percent

14 8 14.7 15 12.8 11.8

30.0 to 34.9 percent

9.4 16.7 10.8 3.5 13.5 10

35.0 percent or more

45.3 41.6 41.9 42.1 39.1 45.8

TOTAL PERCENTAGE OF 30% OR GREATER

54.7% 58.3% 52.7% 45.6% 52.6% 55.8%

Decision on conducting the Housing Study

1. Does the City Council want the housing study to meet all of the requirements of GMA Housing Element, HB 1220 (2021) and HB 1923 (2019)?

OR

2. Does the Council want an abbreviated housing study conducted in-house (by City staff) **OR** by consultant utilizing available data? This option would allow the City Council to have the housing data in the fall of 2020.

Questions?