

# Planning Commission Briefing & Workshop

CENTRALIA HOUSING ASSESSMENT & ACTION PLAN

APRIL 15, 2023 | DRAFT



# Overview



# Process

Time Frame	Deliverable
June 2022 – September 2022	Existing Conditions Review
July 2022 – May 2023	Public Engagement
November 2022 – January 2023	Draft Plan Adoption
January 2023 – June 2023	Plan Adoption

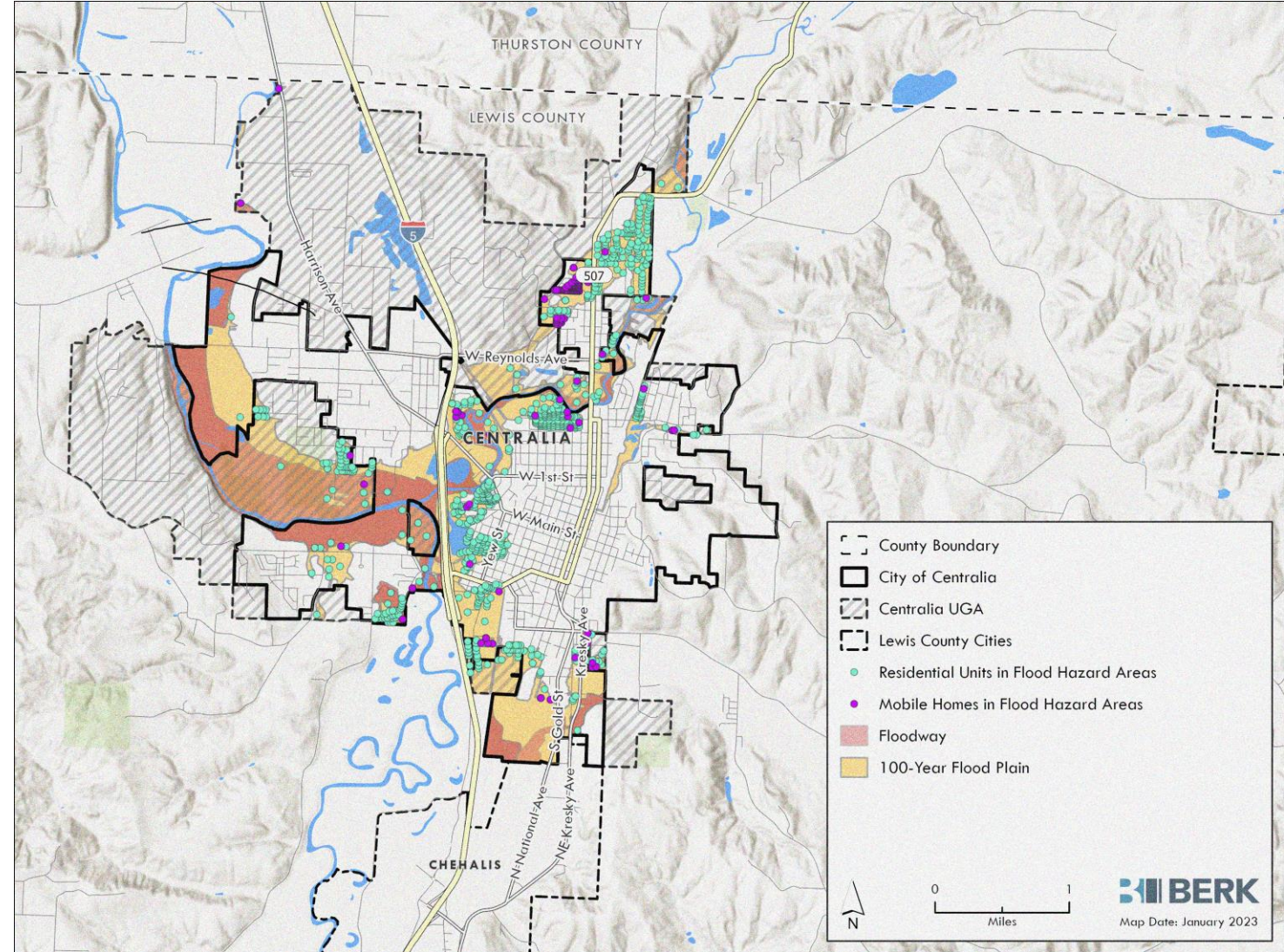
# CHHAP Relationship to Comprehensive Plan

- Develop **policies and actions to implement recommendations of the housing study** that complement goals of the city's **comprehensive plan**



## PART 1

# Housing Assessment Findings

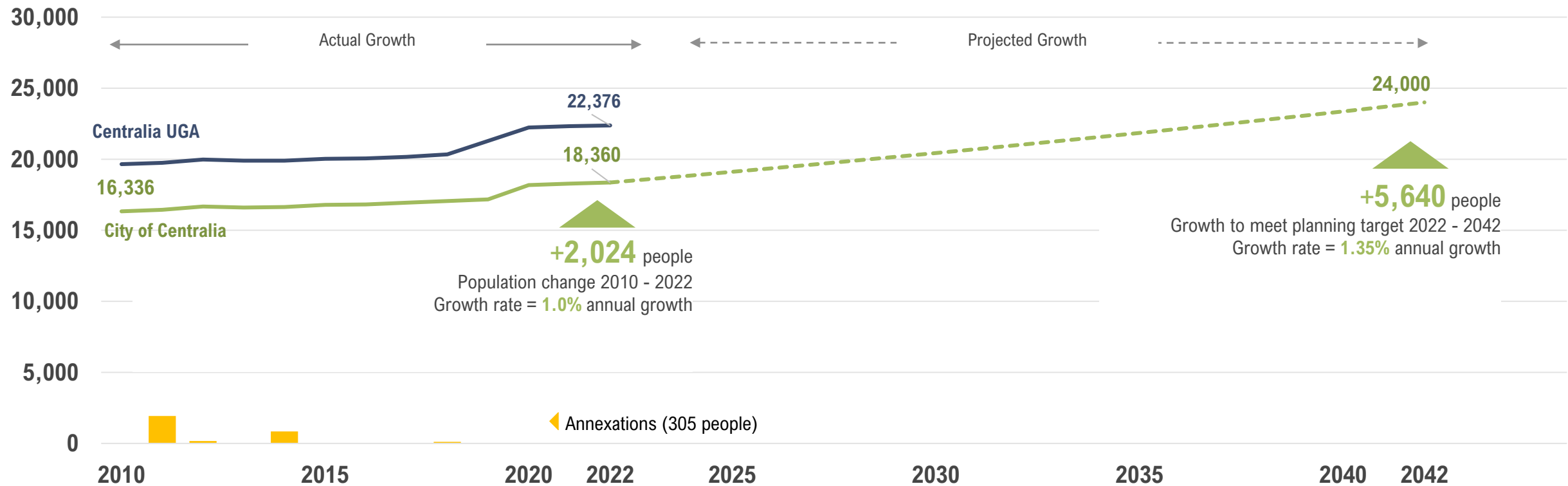


# Themes

- **Challenge #1:** There is a **current undersupply of housing units** though future housing targets can be achieved within recent development rates.
- **Challenge #2:** Close to half of Centralia's households **rent their housing**. **Housing affordability** is a significant challenge, particularly for renters.
- **Challenge #3:** **Utility limitations** within the city and UGA constrain development.
- **Challenge #4:** Centralia has significant **flooding risk** throughout the city.
- **Challenge #5:** Patterns of **segregation and exclusion** limit housing opportunity.

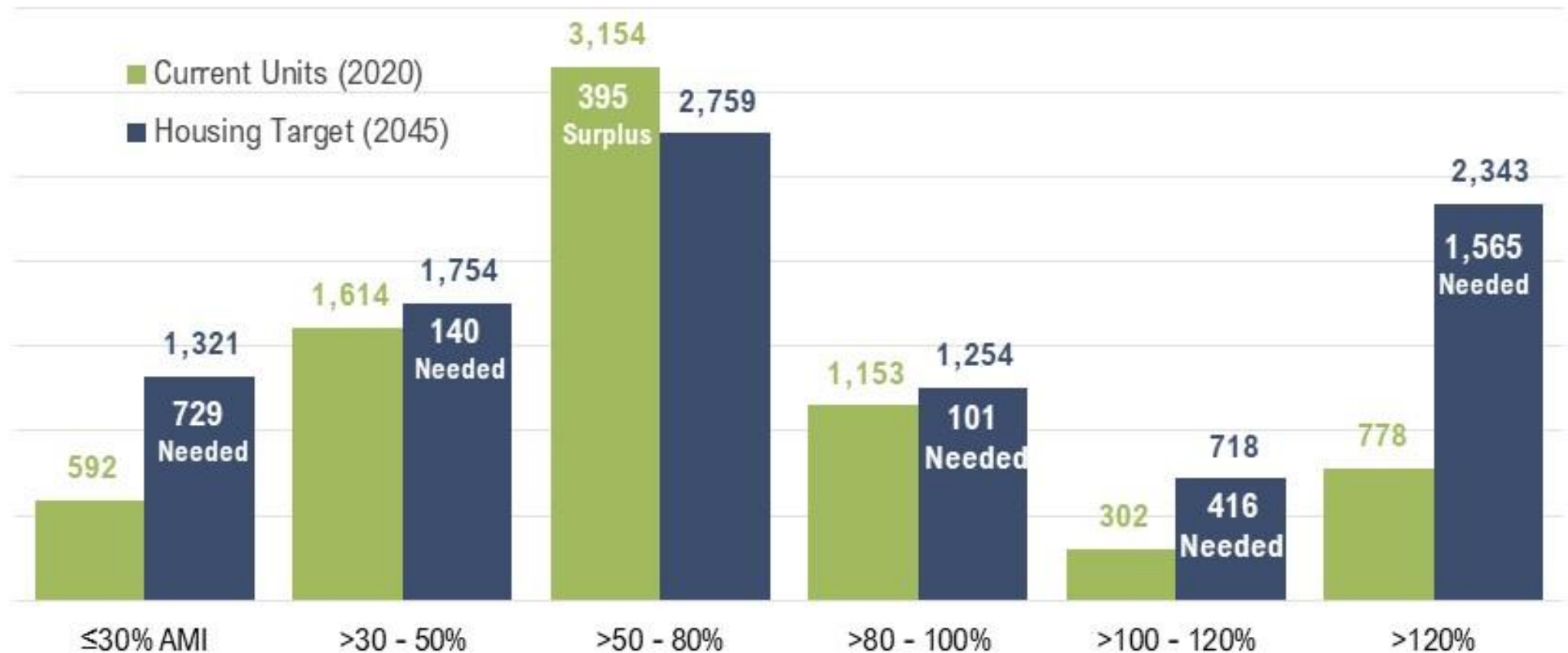
## Challenge #1

Centralia has an **undersupply** of housing to meet current **needs** though future housing targets can be achieved within recent development rates.



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Centralia has an **undersupply** of housing to meet current **needs** though future housing targets can be achieved within recent development rates.

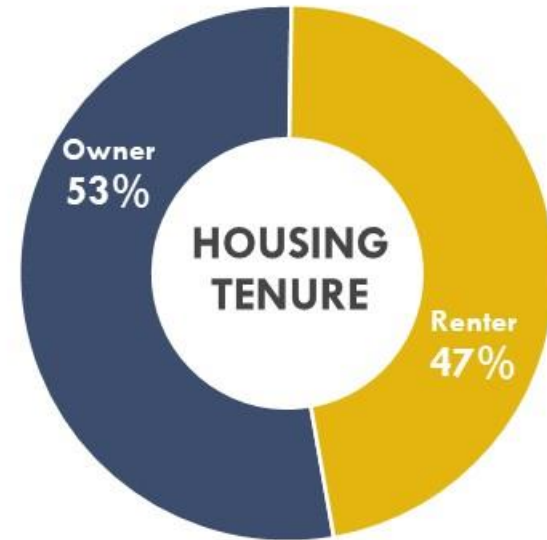




## Challenge #2

Close to half of Centralia's households **rent their housing**. **Housing affordability** is a significant challenge, particularly for renters.

- Homeownership is comparable to Chehalis and Aberdeen, and less than Lewis County as a whole (70%).
- Centralia has higher rates of housing cost burden than Lewis County as a whole.
- Cost burden rates are twice as high for renter households (51%) compared to owner households (25%).



### Challenge #3

# Utility limitations within the city and UGA constrain development.

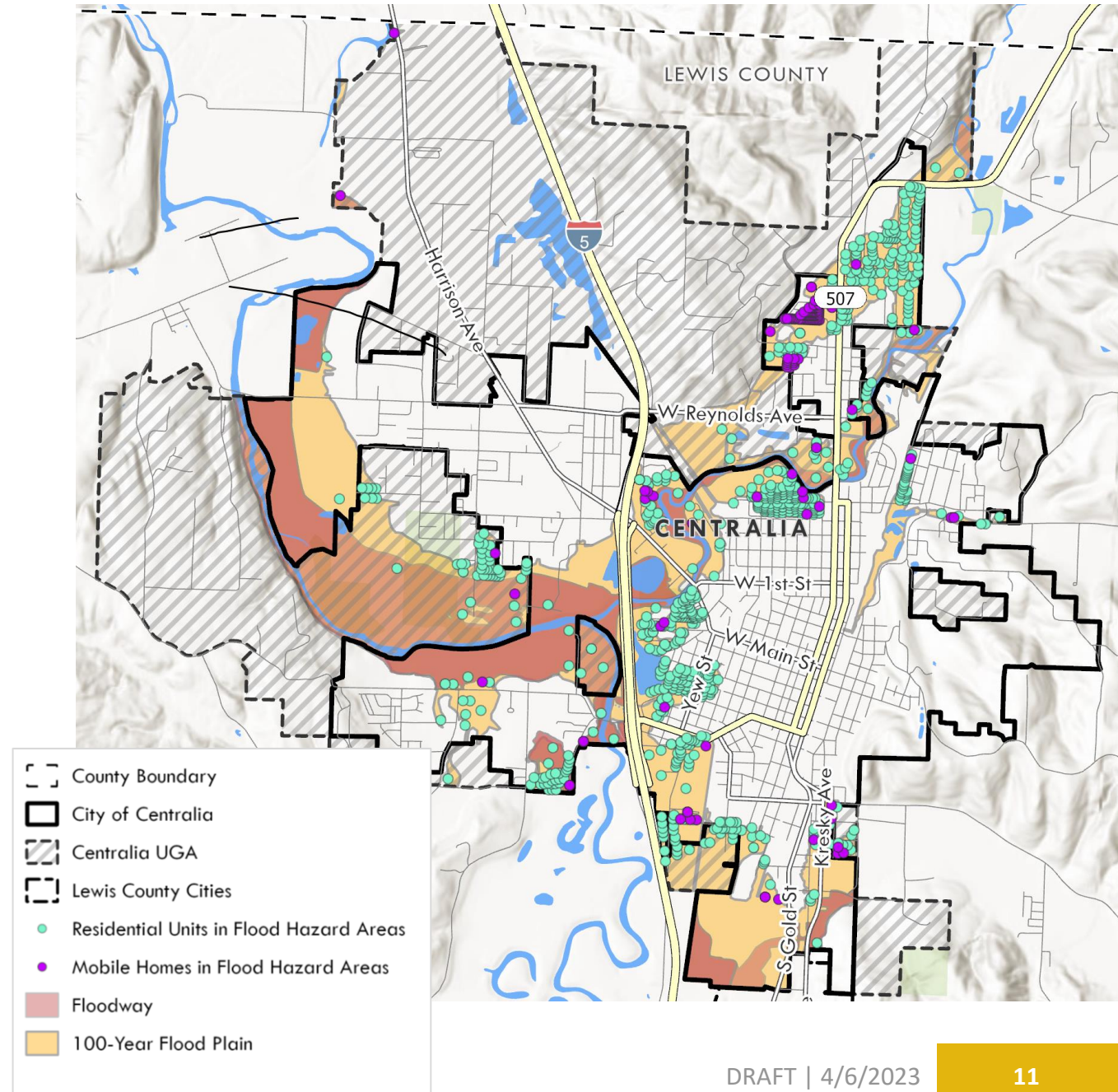
- Septic tank systems within Centralia and the UGA could potentially degrade water quality
- Coordination with Lewis County is needed for inspection checks
- Requiring homes to connect to sewer is a challenge. Financing solutions was offered in the past
- Connecting to infrastructure can be one of the most expensive costs for developers.

## Challenge #4

Centralia has significant flooding risk throughout the city.

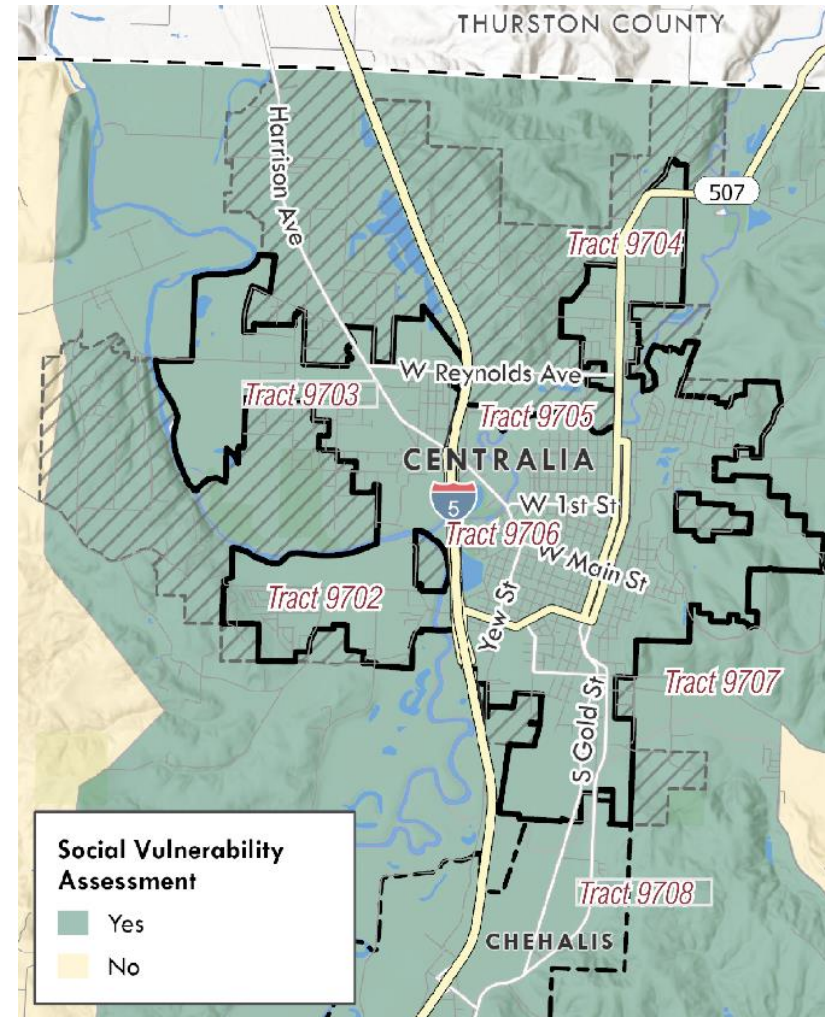
- 643 housing units in the floodplains

(source: Lewis County 2023; BERK 2023)



# Centralia displacement risk.

- Higher rates of social vulnerability
  - High % renter
  - High % people of color
  - Lower household income than Lewis County median.





## Challenge #5

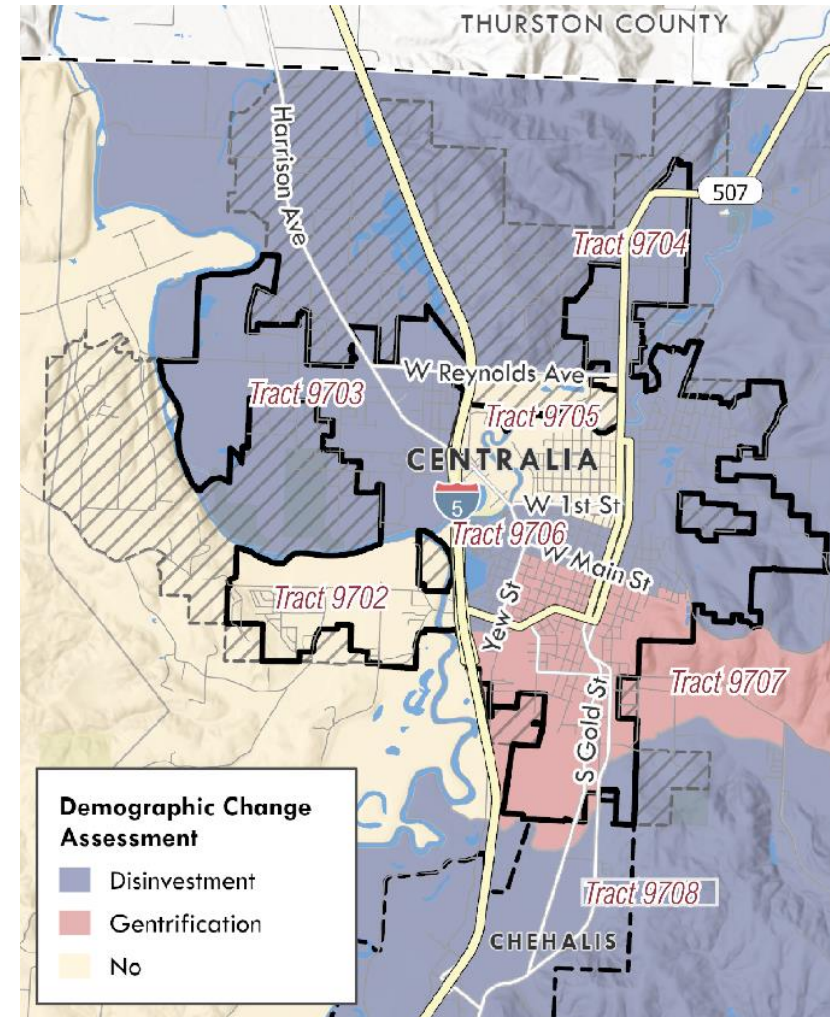
Centralia has high displacement risk in areas with rising housing costs.

### ■ Mixed demographic change

- Change in % of population that identifies as person of color
- Change in households with incomes of 80% AMI or less.

**Disinvestment** = Increased concentration of low income and/or people of color.

**Gentrification** = Decreased presence of low income and/or people of color.



## Challenge #5

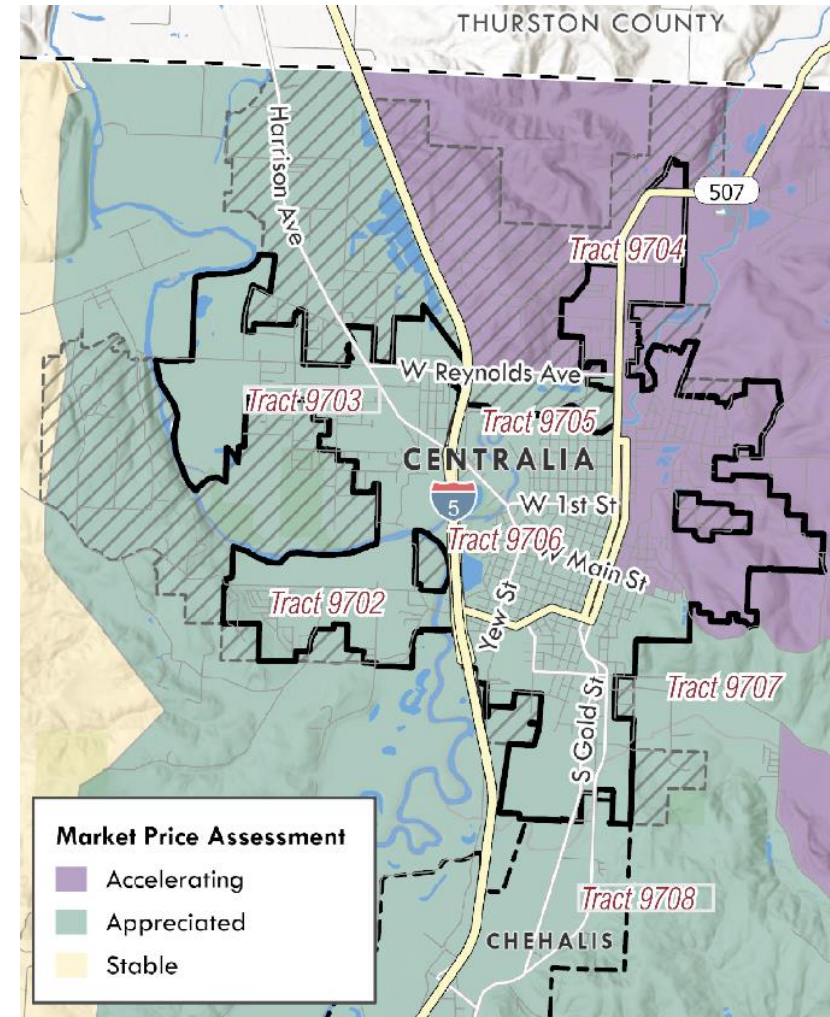
# Centralia has high displacement risk in areas with rising housing costs.

## ■ Market Trends

- Whether the area was a low or high rent area in 2015.
- Rental price changes relative to county-wide trends.

**Appreciated** = Rental prices already high relative to the county in 2015

**Accelerating** = Area with low rents in 2015 has prices rising faster than countywide trends.





## Challenge #5

# Centralia has high displacement risk in areas with rising housing costs.

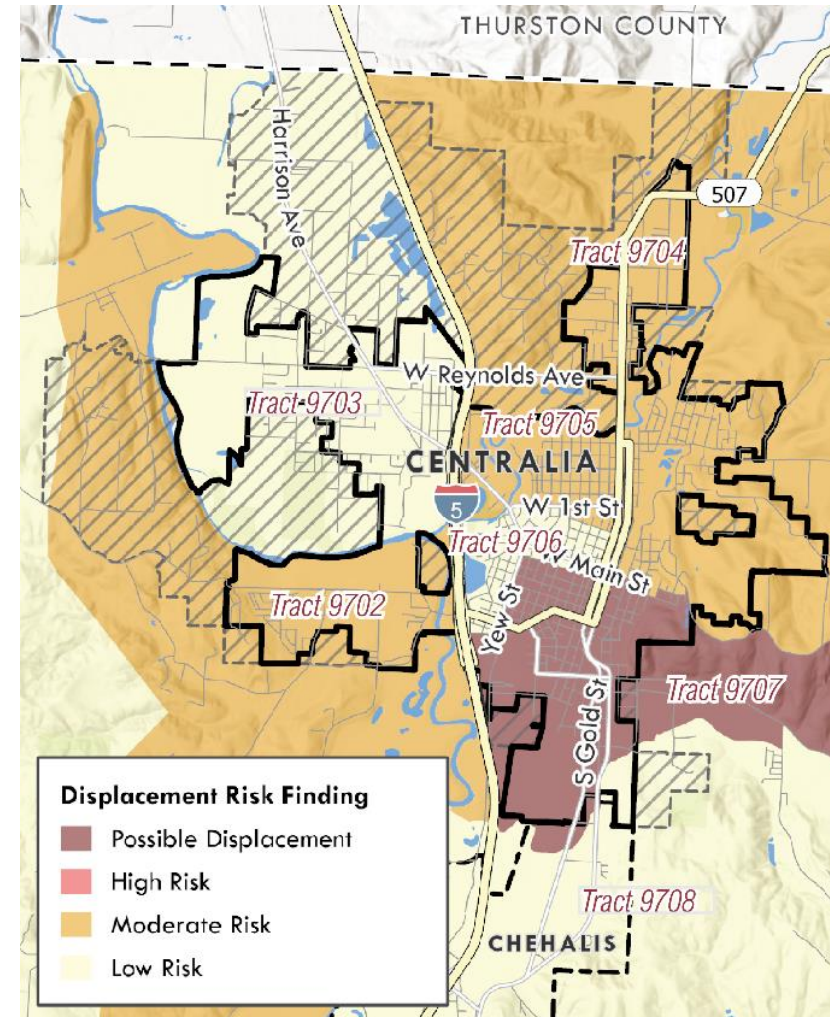
## ■ Displacement Risk

- Displacement: Gentrification and appreciated markets
- Moderate risk: Disinvestment and appreciated/accelerating markets

**Possible Displacement** = Loss of vulnerable population in high rent areas.

**Moderate Risk** = Vulnerable population without gentrification.

**Low Risk** = Limited vulnerable population



## PART 2

# Community Engagement





# Engagement Objectives

- Build a **common understanding** of unmet housing needs in Centralia.
- Identify opportunities to create a **shared vision** for housing in Centralia.
- Determine **desired housing types** for people at all income levels in Centralia.
- Engage **diverse perspectives** and demographic groups to promote equitable access to housing.
- Design **equitable outreach and engagement strategies** to reflect all perspectives and opinions.
- **Build consensus** on strategies and tactics for the CHAAP.

# Engagement Activities

- Pre-engagement Interviews
- Tabling @ Centralia College (Questionnaires, dot exercise, intercept interviews)
- Interviews
- Housing Needs Survey (English & Spanish) (137 English, 38 Spanish)
- Spanish Language Focus Groups (3 focus groups, 24 participants)
  - Partnership with the Equity Institute
- Next Steps
  - Balancing Act
  - Legislative Process
  - Still collecting input

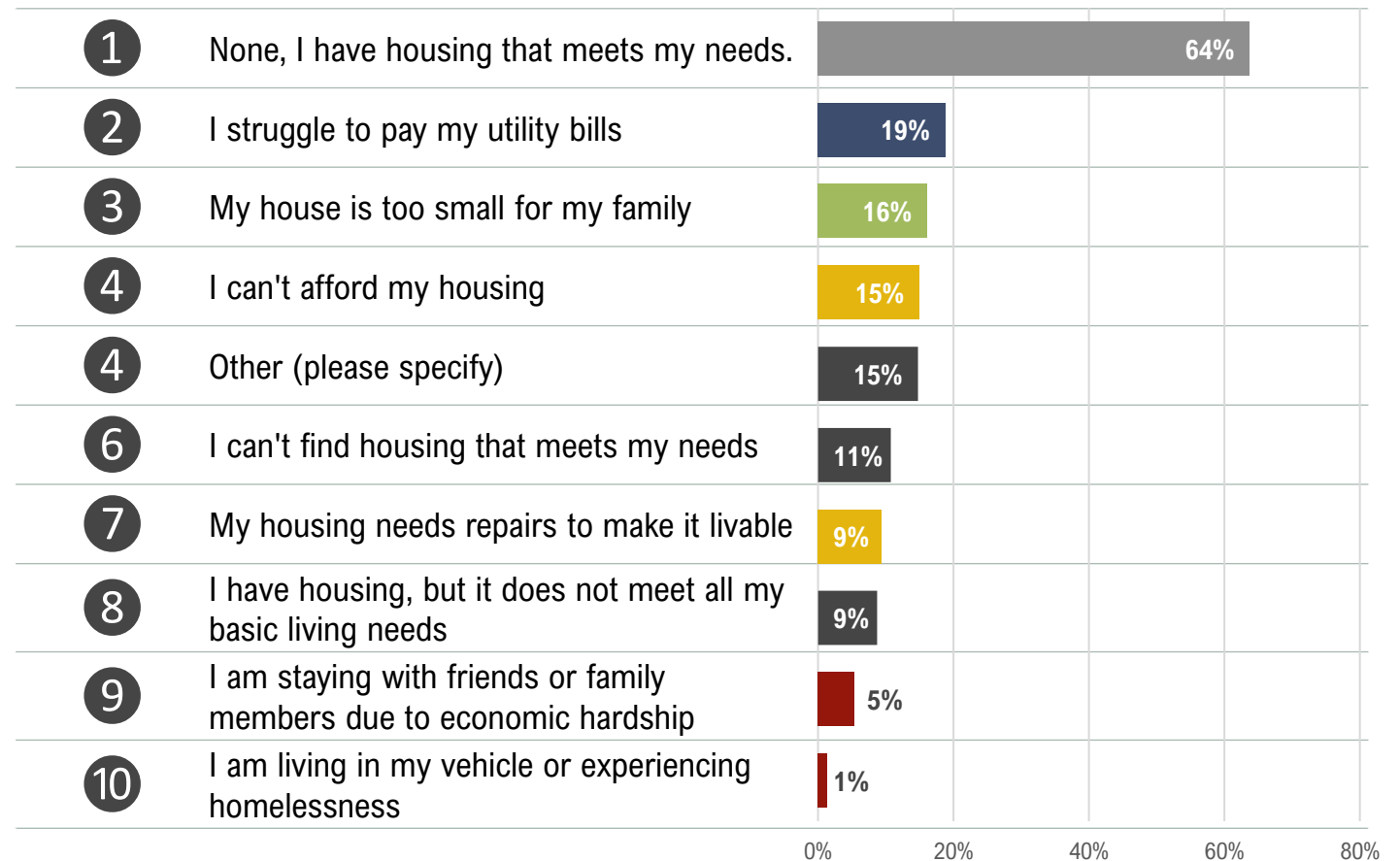
# Centralia has many assets that residents enjoy.

- Small town feel.
- Parks and recreation offerings.
- Proximity.
- **It's home.**

# The majority of Centralia's residents have housing that meets their needs.

- Despite the available affordable housing options, more than a third of households have unmet housing needs.

Most residents are **not experiencing** housing challenges. For those that are, the most common challenges relate to **utility bills**, **home size**, and **cost**.



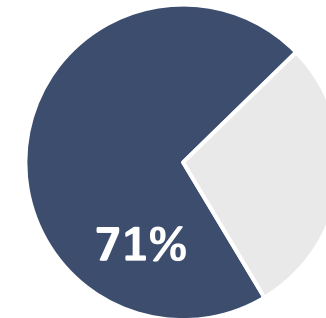


# Unmet housing needs are most common among Hispanic and Latino residents and renters.

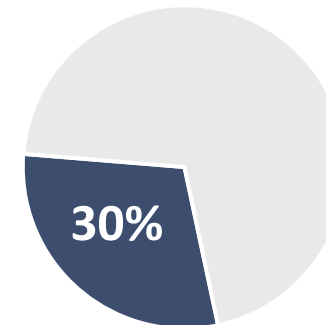
English survey respondents are more likely to report that their **housing meets all their needs**.

	Count	Percentage
English Survey Respondents	137	78%
Spanish Survey Respondents	38	22%
Number of Respondents	175	100%

English respondents



Spanish respondents

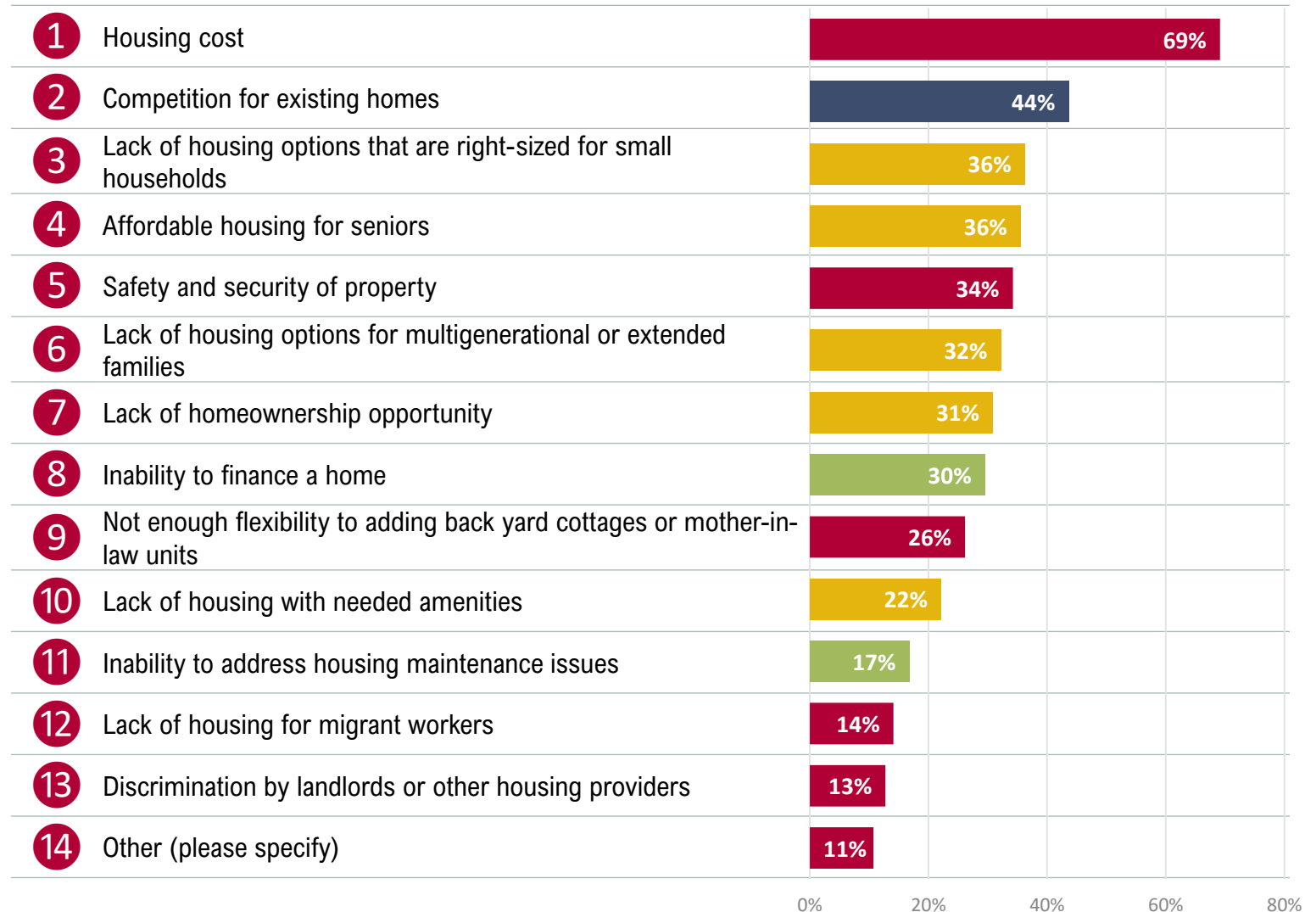


# Which of the following are housing challenges in Centralia?

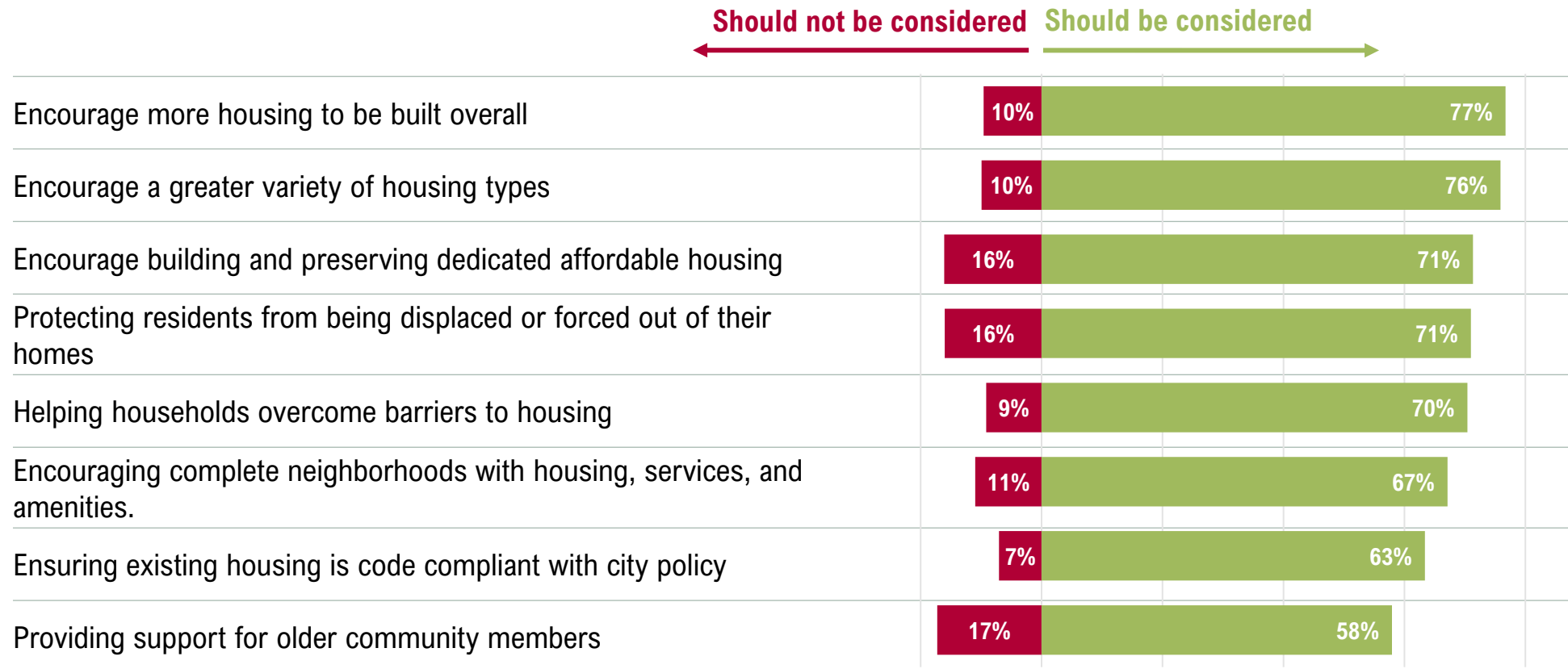
## Other responses:

- More quality affordable apartments
- Housing supply/ continuum of options
- Homelessness
- Regulations
- Taxes

Most feel **housing cost** is a challenge in Centralia, followed by **competition**, and **sundry needs** for different housing types.



# Are the following solutions a good fit for Centralia's housing needs?



## PART 3

# Draft Recommendations





# Draft Objectives

1. Maintain **housing production** to remedy current undersupply and meet long-range growth needs.
2. Increase **housing type diversity**.
3. Encourage production of **deeply affordable housing** for households earning less than 30% of AML.
4. **Encourage reinvestment** in existing neighborhoods.
5. Encourage the development of new, quality **rental housing** for a wide range of household incomes.
6. Make **effective use of existing infrastructure**.
7. **Expand infrastructure** to make effective use of urban land.
8. Encourage **complete and walkable neighborhoods**.
9. Encourage development patterns that **reduce flooding risk** to property and people.

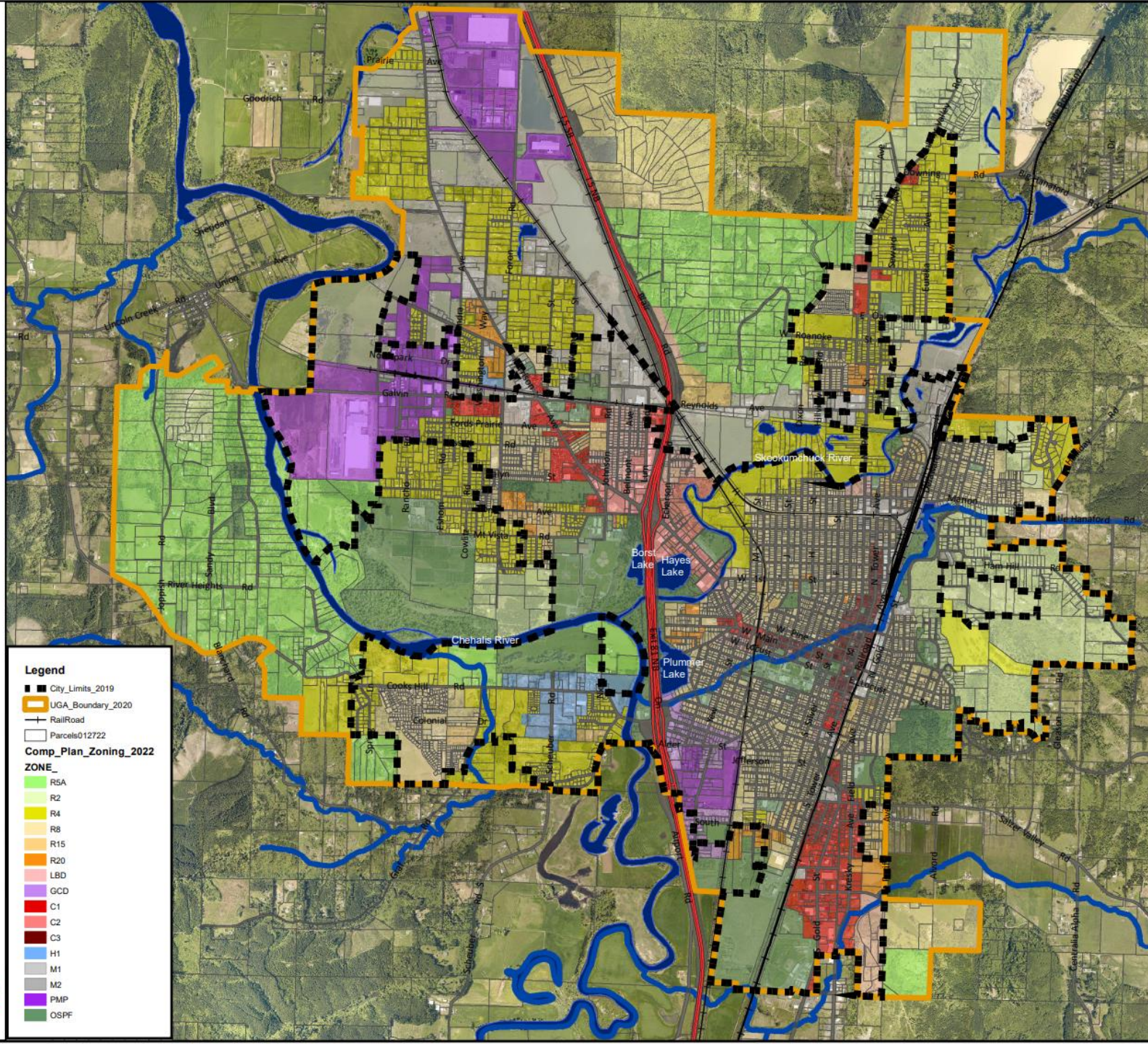
# Identify areas for upzoning.

- Prioritize new housing development within the city's urban area.
- Increase density in residential areas adjacent to commercial zones, including Centralia College, to encourage walkability and patronship of local services.
- Increase the areas zoned for medium-high-density residential districts (R:15) and (R:20).
  - This density supports the needed multifamily development / rental housing.
  - Currently the designation is spread across the city as spot zones for existing multifamily.





# CENTRALIA ZONING MAP



**Legend**

- City Limits\_2019
- UGA\_Boundary\_2020
- RailRoad
- Parcels012722
- Comp\_Plan\_Zoning\_2022

**ZONE\_**

- RSA
- R2
- R4
- R8
- R15
- R20
- LBD
- GCD
- C1
- C2
- C3
- H1
- M1
- M2
- PMP
- OSPF



# Reduce parking requirements.

- B1.** Remove **garage requirement** for single-family homes. (Current code 2:unit—2 covered in a minimum of a 20-ft.-by-20-ft. garage)
- B2.** Remove **garage requirement** for duplexes, twin homes, and townhomes. (Current code 2:unit—1 covered in a minimum 10-ft.-by-20-ft. garage, second space uncovered and not in front or side setback)
- B3.** Remove **garage requirement** for multifamily (triplexes, four-plexes, and multifamily developments). (Current code 2:unit + guest parking—1 covered in a minimum of a 10-ft.-by-20-ft. garage, second space uncovered; guest parking 1:3 units)
- B4.** Remove **garage requirement** for accessory dwelling units/secondary dwelling units/accessory apartments/mother-in-law apartments. (Current code 1 covered unit in a minimum 10-ft.-by-20-ft. garage; in addition to the required parking for the primary residence).
- B5.** **Reduce off-street parking minimums** in high-density residential zones (R:8, R:15, and R:20 zones). (Current code 2:unit + guest parking)
- B6.** **Reduce guest parking requirements** for multifamily housing developments. (Current code one space per every 3 units)
- B7.** Consider allowing developers to **justify parking reductions** based on a parking study.

# Allow higher building heights.

- C. Allow **higher building heights** in R:15, and R:20 zones to encourage more density. (Current code max height is 35 feet in the R:15, R:20 zones but 30 feet in the R:8)
- C1.** Up to 40 feet for a 3-story building.
  - C2.** Up to 50 feet for a 4-story building.
  - C3.** Up to 60 feet for a 5-story building.
  - C4.** Consider the maximum building height in the R:8 zone to be 40 feet.



# Align parcel lot size minimums for middle housing.

**D.** Align parcel lot size minimums for middle housing to the underlying zoning districts, especially areas zoned R:8, R:15, and R:20.

**D1. Align lot sizes** for duplex and triplex minimums with standards for twin homes and townhouses.

**Reduce setback requirements** in higher-density zones to allow for more units to be developed.

**D2. Reduce side setbacks** for 2+ unit housing to 5 feet instead of 10 feet to allow for greater site flexibility to accommodate parking.

# Disincentivize single-family houses in high residential density land uses.

- E1. Consider not allowing single-family homes in high-density residential zones.
- E2. Consider not allowing duplexes in high-density residential zones.

**Thank you.**