

Planning Commission Recommendations to the City Council

CENTRALIA HOUSING ASSESSMENT & ACTION PLAN

PUBLIC HEARING | MAY 11, 2023



Presentation

- Overview of Centralia Housing Assessment & Plan
- Review of Draft Recommendations



Relationship to Comprehensive Plan

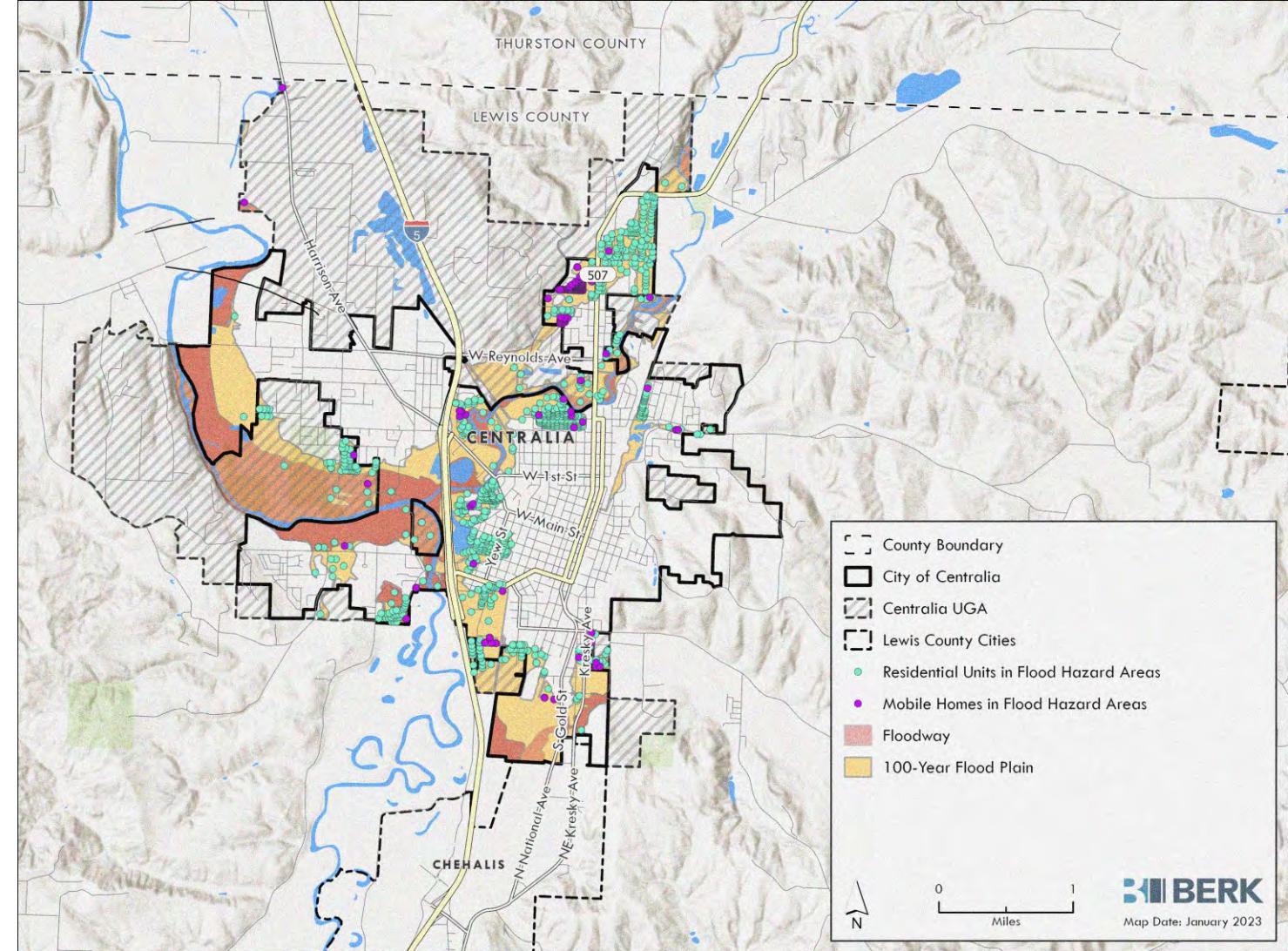
- The CHAAP is a strategic workplan to address the Centralia's unmet housing needs and to fulfill its obligations to the Growth Management Act.
- Adopting the CHAAP does not make the recommended zoning and land use changes – all changes must still go through the standard process.
- The City will revise its policies and some regulations as part of its required Comprehensive Plan Updated due in 2024.
- Some regulation changes will be done through a separate process after the adoption of the Comprehensive Plan update.

CHAAP Process



PART 1

Housing Assessment



Housing Assessment Findings

- **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**. **Rental housing affordability** is a significant challenge.
- **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. People in areas with increasing housing costs are vulnerable to **displacement**.

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.

Community Engagement Findings

- Centralia residents value its smalltown feel, parks and recreation offerings, and location.
- The majority of Centralia's residents have housing that meets their needs. About 1 in 3 residents report that they do not have housing that meets their needs.
- Unmet housing needs are most common among renters and Hispanic and Latino households.
- Most feel housing cost is a challenge in Centralia, followed by competition, and a need for different housing types.
- Most community members support more housing, a greater variety of housing types, dedicated affordable housing, and preventing residents from being displaced.

PART 3

Strategies & 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 AMI.
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.
10. **Reduce displacement** of vulnerable populations.

City Tool Kit



Zoning and
Land Use



Parking
Regulations



Development
Standards

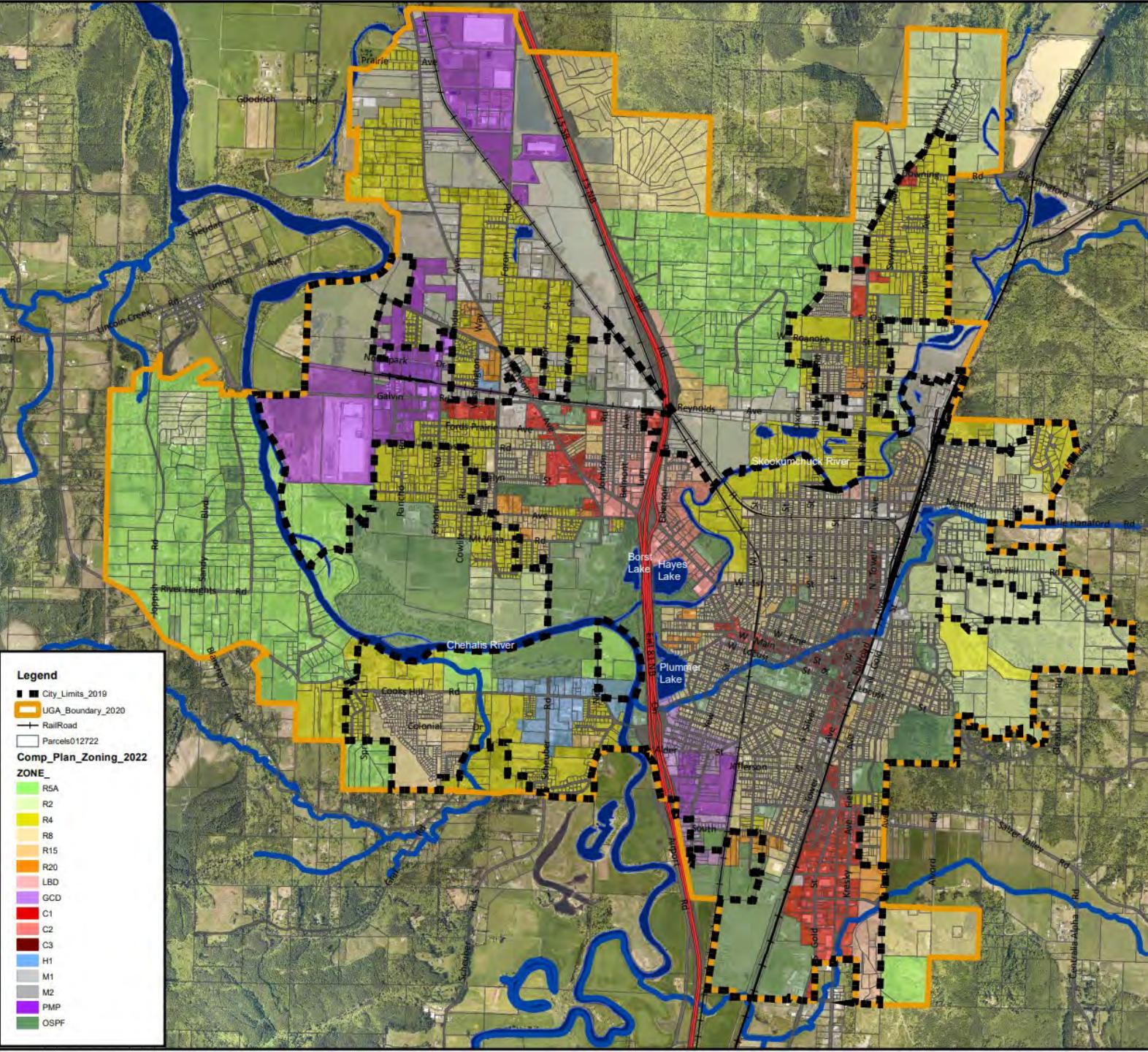


Utility
management



Flood
management

CENTRALIA ZONING MAP



Identify areas for upzoning.

- A1. Prioritize new housing development within the Centralia's **urban area**.
- A2. Increase development capacity **away from the floodplains**.
- A3. Increase **density** in residential areas adjacent to commercial zones, including Centralia College, to encourage walkability and patronship of local services.



Reduce restrictions on where multifamily housing can be developed.

A4. 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.

A5. Allow **middle housing** (3, 4, and 5+ units) in R:8 zones as long as it doesn't exceed the underlying zoning density.

A6. Encourage **neighborhood services** and mixed-use development in residential neighborhoods.

Disincentivize single-family development in areas zoned for higher densities.

A7. **Disincentivize single-family development** in higher density residential zones.

- Further analysis of achieved densities can help inform updating the use table
- Consider density bonuses for infill development.



Reduce garage requirements.

- B1. Reduce **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 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)
- B3. 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).



Reduce parking requirements.

- B4. Reduce **siting limitations** for off-street parking 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).**
- 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**. City can set the standards for a local study.**



Allow higher buildings.

C1. Increase the **maximum building height in the R:8 zone to be 40 feet.**
(Current code max height is 30 feet in the R:8)

Generally speaking

- 40 feet enables a 3-story building.
- 50 enables a 4-story building.
- 60 enables a 5-story building.

C2. 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).

C3. Consider allowing **height bonus for including ground floor retail** (Currently allowed 35 feet)



Align standards for middle housing.

C4. Align **parcel lot size minimums for middle housing to the underlying zoning districts, especially areas zoned R:8, R:15, and R:20.**

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

C5. Reduce **setback requirements in higher-density zones to allow for more units to be developed.**



Align standards for middle housing.

C6. Reduce **front setbacks** for higher density developments so parking and garbage can take place behind or to the sides of the site.

- Currently the front setback is 20 feet (12 feet to the living area, 20 feet to the garages) the same as in lower density zones.

C7. Match **side setbacks** for middle housing to other residential development.

- Currently middle housing types require 10 feet while single-family dwelling require 5 feet in R:4, R:8, R:15, and R:20 zones.



Address utility limitations within the city and UGA.

- D1. Consider a **tenure and ownership study** of housing creating a barrier to expansion of sewer lines by new development.
- D2. Apply for **grants** to support infrastructure expansion.
- D3. Require all **new development** to be connected to sewer service.
- D4. Consider **city acquisition of land** to consolidate and resell for development.
 - This will allow “development to pay for infrastructure.” The city would catalyze the consolidation of existing parcels. Consider coupling this strategy with protective measures for current low-income residents to prevent housing instability.



Address utility limitations within the city and UGA.

D5. **Reconfigure the city's UGAs** to ensure that they are serviceable by public utilities.

- Would require a study on the feasibility of sewer expansion.
- Would require coordination with Lewis County and approval by the Washington state.

Manage flood risk to property and people.

- E1.** Continue to update the city's **critical area ordinance** and flood mitigation plans to address flood risk in Centralia.
- E2.** Incorporate **flood mitigation strategies** for existing housing units to preserve quality.

Summary of Challenges and Objectives

| ↓ Objectives | Challenges → | #1. Undersupply of housing units | #2. Rental housing affordability | #3. Utility Limitations | #4. Flooding Risk | #5. Displacement |
|--|---------------------|--|--|-------------------------------|-------------------------|---------------------|
| | | | | | | |
| Maintain housing production. | | ● | | | | ● |
| Increase housing type diversity. | | ● | ● | ● | ● | ● |
| Encourage production of deeply affordable housing. | | ● | ● | | | ● |
| Encourage reinvestment in existing neighborhoods. | | ● | | ● | ● | ● |
| Encourage the development of quality rental housing. | | ● | ● | | ● | ● |
| Effective use of existing infrastructure. | | ● | | ● | ● | |
| Expand infrastructure. | | | | ● | ● | |
| Encourage complete and walkable neighborhoods. | | ● | ● | ● | ● | |
| Reduce flooding risk to property and people. | | | | | ● | |
| Reduce displacement. | | ● | | | | ● |

Questions & Comments