

CHAPTER 4: HOUSING ELEMENT

I.	Required Elements	71
	<i>GMA Housing Planning Goal</i>	
	<i>GMA Requirement For Housing Planning</i>	
	<i>Countywide Planning Policies</i>	
II.	Relationship To Other Plans	72
III.	Introduction	73
IV.	Existing Conditions And Trends In Housing	75
V.	Future Housing Densities	77
VI.	Land Use Assumptions	78
VII.	Housing Issues	78
	<i>Maintain And Strengthen Existing Neighborhoods</i>	
	<i>Develop A Mix Of Housing</i>	
	<i>Provide Adequate Affordable and Special Needs Housing</i>	
VIII.	Housing Goals And Policies	86

I. REQUIRED ELEMENTS

GMA HOUSING PLANNING GOAL (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Housing is a required element under the GMA, which contains the following housing goal:

“To encourage the availability of affordable housing 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.”

GMA REQUIREMENT FOR HOUSING PLANNING (RCW 36.70A.070)

The GMA requires that each city prepare an inventory and analysis of existing and projected housing and provisions are made for all economic segments of the community. The comprehensive plan must identify sufficient land for housing including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, group homes, and foster care facilities.

COUNTYWIDE PLANNING POLICIES

In 1991, the Growth Management Act was amended requiring each county to adopt countywide planning policies in cooperation with the cities in the county. This provided for consistency amongst the different comprehensive plans. These policies are required to

address issues that affect the county as a whole including the siting of public facilities, transportation facilities, affordable housing, economic development and employment, and land use development.

The City of Centralia considered the countywide planning policies as well as other factors to determine the best future course for the City of Centralia. The Lewis Countywide Planning Policies can be reviewed in Appendix C.

The Lewis County Planned Growth Committee adopted the updated planning policies relating to land use in December 2006. The Countywide Planning Policies (CWPPs) include housing as one of the thirteen (13) policy topics which states:

Goal 4.Housing. Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Policy 4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

Policy 4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

Policy 4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

II. RELATIONSHIP TO OTHER PLANS

The following lists other plans and documents that relate to the development and implementation of the updated 2006 Comprehensive Plan. For more in-depth information on these subjects refer to the listed documents.

- **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in April, 2002.
- **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in November 1994, September 1996, March 2003, and in September 2006.
- **City of Centralia Water Plan.** The Water Plan was adopted in December 2005
- **Surface/Storm Water Management Plan.** The Storm Water Management Plan should be adopted in winter of 2007 or spring of 2008.
- **General Sewer Plan and Wastewater Treatment Plant Facilities Plan.** The Plan was approved and adopted in the Spring of 2000.

-
- **City Light and the Yelm Project Comprehensive Plan.** The City Light Plan was approved in December 2002.
 - **Airport Master Plan/Chehalis-Centralia.** The Airport Master Plan was approved Fall 2001.
 - **Parks and Recreation Plan.** The Parks and Recreation Plan (Element)
 - **Transportation Plan.** The Transportation Plan (Element)
 - **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.
 - **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved in October 12, 2004
 - **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District should be approved in the summer/fall of 2007.
 - **Centralia College Master Plan.** The Centralia College Master Plan was approved on September 2002.
 - **Solid Waste Management Plan.** The Plan was approved by the County Commissioners in April 2000.
 - **Transit Development Plan.** The Transit Development Plan 2007-2012 was approved March 2007.

III. INTRODUCTION

The Housing Element provides a framework that leads to the development of a range of housing options to meet the needs of the people who call Centralia home, as well as the needs of potential future residents. Strong neighborhoods in which residents participate in community affairs and feel a sense of community are important components of Centralia's livability and quality of life.

The objective of this chapter or element is to ensure that a range of housing options are provided which are consistent with the goals and policies listed at the end of this element. Specifically, the City seeks to provide opportunities for affordable housing and sufficient land for the overall housing supply. This plan also considers the special housing needs of individuals and seeks to preserve neighborhood quality.

Strong neighborhoods in which the residents care about and invest in their community and participate in community affairs are an important component of Centralia's livability. Private homes and yards, as well as the public streets and sidewalks, which are well maintained demonstrate neighborhood vitality. Stable and healthy neighborhoods are built on relationships between neighbors, a sense of community, and freedom from encroachment by incompatible land uses. Housing in Centralia ranges from residential estates on an acre or more to downtown condominiums with a variety of single-family and multi-family housing types spread throughout the community. Consistent with adopted goals and policies, the City pursues opportunities to create affordable housing and to increase the overall housing supply; attends to the special housing needs of individuals; seeks to preserve neighborhood quality; and does not tolerate discrimination in housing.

Centralia is characterized by quality, vital neighborhoods that vary widely in age, character, value, and size of housing. Some of the City's older single family neighborhoods, such as the Washington and Logan districts, contain housing that is small by today's standards. Other neighborhoods are characterized by larger lot sizes and more expensive homes, such as the Waunch Prairie, Cooks Hill, and the Scammon Creek neighborhoods. Centralia has ten (10) readily identifiable neighborhoods that include:

1. **Waunch Prairie** – The Waunch Prairie area is north of the Skookumchuck River along both sides of North Pearl Street. It is characterized primarily by single family homes, multi-family at the corner of Pearl Street and Virginia Drive and two commercial areas at Pearl and Carson Streets and Pearl and Downing Road. Additionally, there is an area to the west of Pearl Street along Reynolds Road which is planned as industrial. Within the Waunch Prairie neighborhood is a sub-neighborhood called Davis Hill it is primarily characterized by lower density residential single family homes. The neighborhood is the northern end of the City's Urban Growth Boundary (UGB). City utilities are limited and the vicinity is set apart by the steep slopes and wetlands.
2. **Logan District** – The Logan District east of Pearl Street and just south of the River is an area, both east and west of the railroad tracks, of primarily older single family residences. Recently, a new subdivision of homes has developed off of Halliday Road that overlooks the City and China Creek to the east. The west boundary is the railroad tracks which has some industrial uses.
3. **Seminary Hill** – The Seminary Hill area, lying east of Gold Street to Seminary Hill and south of Roswell Road, is predominately single family homes. The area is differentiated by smaller lot single family homes (west side of neighborhood) to large lot single family homes (eastern section). Most of the smaller lot homes are older and are going through a period of transition. City utilities are limited and the neighborhood is characterized by steep slopes and other critical areas.
4. **Salzer Flats** - This is the southeastern area of the City and the neighborhood is characterized by a number of different land uses that includes: commercial, offices, and industrial along Kresky and Grand Avenues. A few residential pockets also exist on Pacific and along Summa streets. The fair-grounds which is considered a public facility is also located in this neighborhood.
5. **Washington's Addition** – The Washington's Addition neighborhood is largely single family home uses with a few multi-family developments. The lots are smaller in nature with older homes. Properties along the I-5 corridor and along Mellon Street are showing signs of pressure for commercial use.
6. **Edison District** – The Edison District, is one of the older and more stable residential areas of Centralia, it lies south of the Skookumchuck River, north of Main Street, east of the railroad tracks and west of Pearl Street. It is primarily single family residential but also includes spotted multi-family developments within the District. The District has a fairly large number of historical properties (primarily large single family homes), many of which have been well

maintained or are being renovated. This district also consists of the central business district (downtown) that is experiencing numerous renovations to historic buildings. The district also consists of the commercial area adjacent to I-5 corridor that is considered a gateway into the City.

7. **Cook's Hill** – This neighborhood is characterized by large lot single family homes situated on Cook's Hill which is the Westside of Centralia's UGB. The neighborhood is set apart by large lots, steep slopes and other critical areas.
8. **Scammon Creek** – The Scammon Creek neighborhood is characterized by a mix of different uses that includes: residential, medical and professional offices, and the hospital. The residential component of the neighborhood consists of a mix of different residential uses including single family homes, multi-family housing, and assisted living and retirement developments.
9. **Fords Prairie** – The Fords Prairie area is a patchwork of different uses and is characterized as an area "in transition". The northern area along Harrison Avenue and "old Highway 99" is experiencing pressure to be developed as industrial. The area adjacent to I-5 and along Harrison is planned as commercial and should be treated as a gateway into the City. There are a number of single family developments in the vicinity around Borst Park and south of Fords Prairie Avenue. There are other residential "pockets" that were once considered hobby farms that are surrounded by parcels of land that are now being develop with industrial uses. This is a neighborhood that because of its proximity to the railroad tracks and I-5 that will experience a lot of interest for more intense developments.
10. **Widgeon Hills** – The Widgeon Hills neighborhood has very few homes and is planned as lower density single family homes with higher density residential planned on the northwest corner of the neighborhood. The area is characterized by steep slopes and other critical environments. Utilities are limited in the area and the environment will make it more difficult to develop.

IV. EXISTING CONDITIONS AND TRENDS IN HOUSING

According to current zoning designations, 74% of the total land in Centralia's Urban Growth Boundary (UGB) (area within the city limits and the surrounding area) is residential. In the Urban Growth Area (area within the UGB that is outside of the city limits), most of the residential property is very low density (one unit per five acres). These very low density properties make up nearly 36% of the total residential property within the UGB. Within the City limits, the densities are considerably higher.

Forty-six percent (46%) of Centralia's housing stock was constructed prior to 1960 with 25% of the total homes being constructed prior to 1939. While many of these established neighborhoods have been well-maintained, others are showing their age and are in need of repair and maintenance. The City has seen a number of homes recently remodeled and is encouraging homeowners to maintain and beautify their homes and neighborhoods. Centralia realizes that maintaining the existing housing stock is instrumental in maintaining affordable housing within the community. Figure 1.

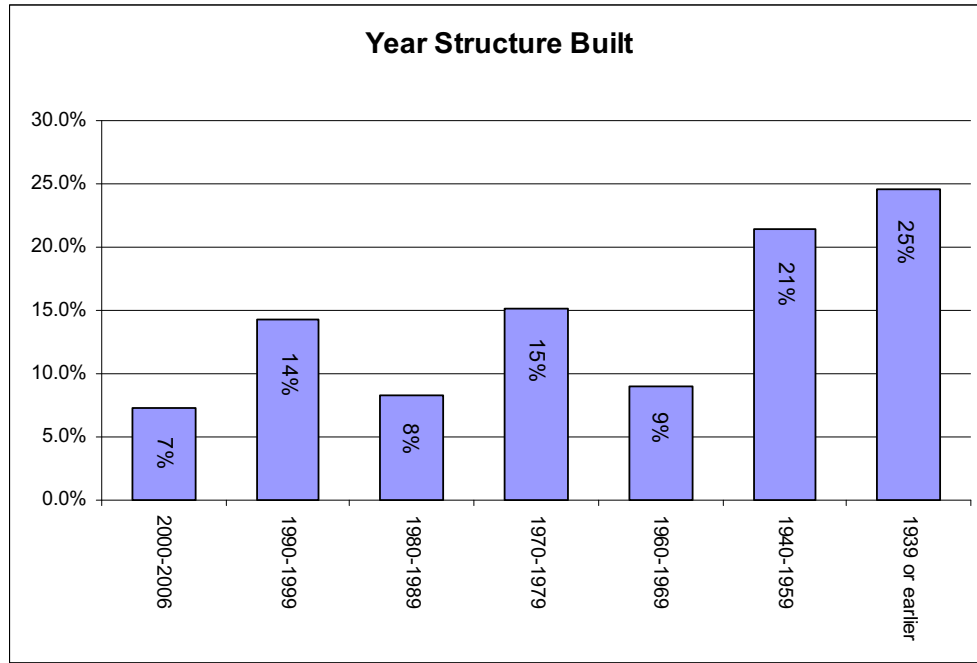


Figure 1.

The City continues to add new housing. Since the 2000 Census, 231 single family dwellings (SFD), 287 multi-family dwelling units (MF-DU) and 48 manufactured homes on city lots (MH-lot) have been added. Figure 2.

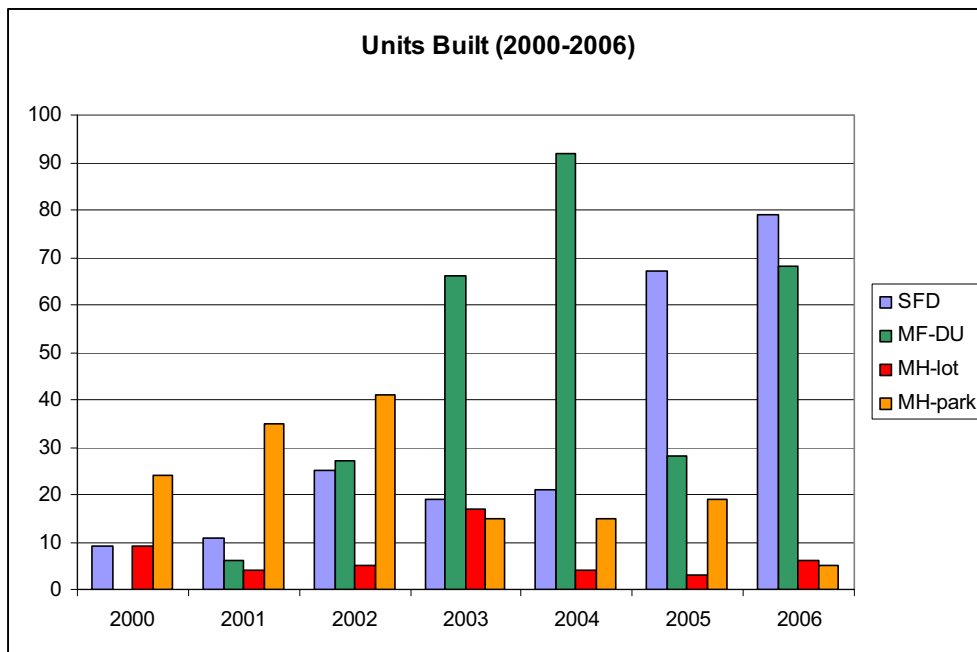


Figure 2.

The 2000 Census reported that 55 percent of the residential units were owner occupied and 45 percent of the housing units are occupied by renters (1999 Housing Data). The Household Size by Tenure table recognizes the number of renters that reside in each household. A large number of renters are single or two person households. This is consistent with having a college in the City. However, there are also households with 5 or 6 persons (families) occupying rental units. Figure 3.

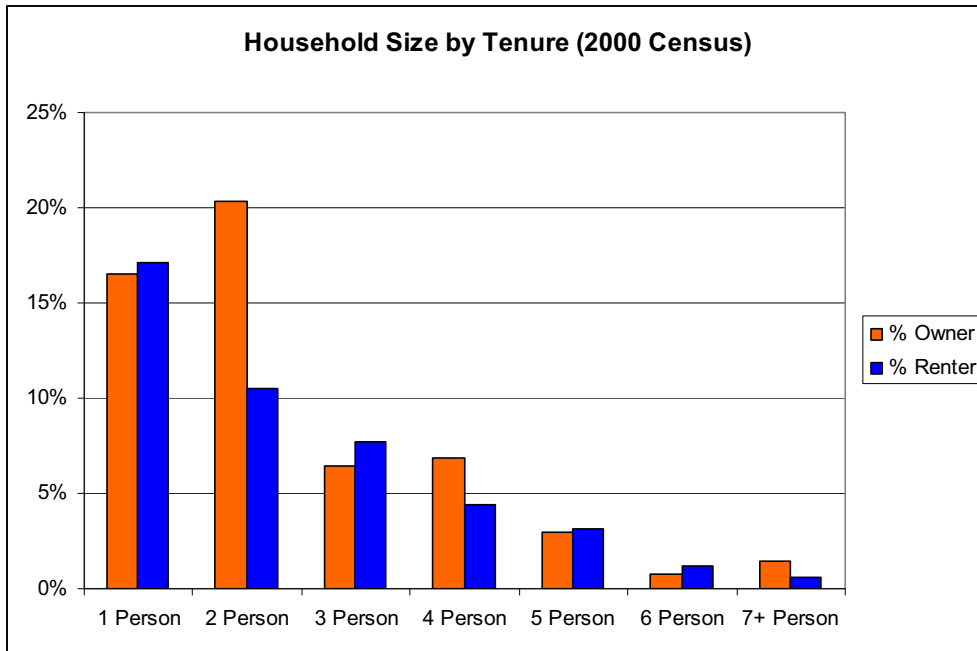


Figure 3.

V. FUTURE HOUSING DENSITIES

Based on the projected population growth rate of 1.97% per year, by 2025 Centralia will be home to 22,535 residents. This population increase will necessitate approximately 3000 new residential units for the 20-year time frame.

Currently, there are approximately 1,839 acres of vacant land within the UGB. Within the UGA, more than half of the vacant acres are residentially zoned. However, not all of the vacant land in the UGB is suitable for development. The presence of critical areas (such as wetlands and steep slopes), infrastructure needs, and market factors are aspects that affect the ability to fully develop a site. Annexing vacant land within the UGA, encouraging redevelopment and infill within existing residential neighborhoods, and increasing density in some land use districts are all approaches that the City has considered to provide adequate land area to house the projected population growth in Centralia by 2025.

Projected Future Residential Distribution According to the Comprehensive Land Map			
Land Use Category	Acres	Percentage	U/A
VLDR	3,558.46	55.38%	.5-2
LDR	1,494.02	23.25%	2-4
MDR	1,163.59	18.11%	5-8
M-HDR	140.62	2.19%	8-15
HDR	69.36	1.08%	16+
Total Residential	6,426.05	63.17%	

According to the Comprehensive Land Use Map, the projected land-use distribution for the Urban Growth Boundary will include 63% residential with 10% as commercial and medical, 17% as industrial, 6% as public facilities, and 4% as parks and open space. The Map indicates that 21% of the residential property will be designated as 5 or more units per acre. These medium to high density residential areas make up most of the residential areas within the city limits.

The vast majority of land that is planned as two or fewer units per acre is land that lies in the Urban Growth Areas outside of the city limits. Many of these low density areas are environmentally constrained by steep hillsides, wetlands, or in floodplains. Other areas were designated as lower density due to limited access to infrastructure improvements. Finally, the Plan designates some areas as lower density in order to provide open space as per RCW 36.70A.160.

VI. LAND USE ASSUMPTIONS

In order to provide for adequate housing, JD White Company, a division of Berger-Abam Engineering, Inc., was hired to provide a Land Supply Methodology Report. The land use assumptions include: residential population, household and density projections, and industrial and commercial employment projections as shown in Appendix D.

VII. HOUSING ISSUES

The City of Centralia has identified three primary areas of focus within the housing element: (a) maintain and strengthen existing neighborhoods; (b) develop a mix of housing; and (c) provide adequate affordable and special-needs housing.

A. Maintain and Strengthen Existing Neighborhoods

Healthy vibrant neighborhoods are an indication of a well-maintained and diverse community. The relatively old housing stock in Centralia presents both challenges and opportunities for neighborhoods to show pride in their community. When these neighborhoods are well-maintained and preserved, they become desirable places to live

which is reflected in property values. However, when maintenance is not a priority, the neighborhoods become less desirable and could burden the entire community.

Recognition of “good” property owners can help set the standard for others to follow. The City should lead by example and maintain its property at the community standard. When other methods of maintaining the minimum community standards fail, a stringent code enforcement program is applied to protect surrounding property owners.

The code enforcement program identifies properties and/or structures within the City that are in need of maintenance, repair, and overall neglect. The City works closely with property owners to resolve the issues that are surrounding the property. Once the property is being appropriately maintained, the City acknowledges the cleanup that has taken place and praises the property owner for their community spirit and desire to keep Centralia beautiful.

Maintaining and enhancing the quality of all neighborhoods is an important part of Centralia’s livability. Some level of change in existing neighborhoods is natural and an indication of a healthy, stable neighborhood. A neighborhood in which no change or investment is occurring may begin to decline. This type of neighborhood could be characterized by poorly maintained lawns, roofs or siding in disrepair, and lack of new remodeling or additions.

Some of Centralia’s older neighborhoods are beginning to show these signs of aging. In these areas, the City will devise strategies with neighborhoods to ensure that they remain a “great place to live”. These strategies aim at attracting private investment to assist in the community’s renewal. Another way to strengthen neighborhood viability and redevelopment is by improving the street infrastructure.

Typical investments in healthy, stable neighborhoods include new additions on existing houses, re-roofing and residing, new or well-maintained landscaping, and improvements for pedestrians such as repairing the sidewalks and driveways or installing curb, gutter and sidewalk. This natural evolution can also include new homes built either on vacant lots or after a house is torn down.

One of Centralia’s roles in promoting neighborhood quality is to protect residents from activities or uses which are incompatible with a residential area. The City employs development regulations and other city codes to help protect residential neighborhoods from being impacted from non-residential uses. The City also uses a sidewalk improvement program to replace sidewalks that are in disrepair. While neighborhoods can be expected to evolve over time, their nature as quality residential environments can be preserved.

The edges of neighborhoods present a particular challenge in maintaining a quality residential environment. Abrupt edges formed by different types or intensities of land use may result in undesirable spillover effects such as noise, glare, and parking. Regulations should be developed to soften the edge between higher intensity uses to lower intensity uses. Design features such as landscaping, parking and access locations, lighting shields, non-reflective building materials, and modulation of building height can help integrate land uses

and achieve an effective transition. The impacts of arterials that divide or border neighborhoods can be diminished with special landscaping treatment of the right-of-way and, where necessary, noise mitigation.

B. Develop a Mix of Housing

As Centralia grows, the demand for housing in and around the City will grow. However, the supply of land available for housing is limited. Much of this land is either already developed or could be considered environmentally sensitive (hillsides, wetlands, floodplains, etc).

Planning policies require that cities develop at or near their potential capacity to ensure that urban land is used effectively, to provide housing opportunities, and to support the efficient use of infrastructure. To meet growth targets and encourage efficient use of land within the urban growth area, the City promotes creative uses of residential, commercial, and industrial lands. The City emphasizes quality infill development with creative, diverse, and compatible housing types and sensitivity toward the environment and existing neighborhoods.

Distinct housing types include mixed-use housing in the downtown core (retail on street level with residential on upper levels), infill housing, medium and high density housing, and creative residential developments including planned unit developments and townhouse projects.

Through the use of a mix of housing types a wide range of the population can find housing that will fit their individual needs. For example, in the Waunch Prairie neighborhood, low income housing has been developed close to transportation routes. The development's proximity also provides easy walking distance to the elementary school and to downtown shopping. The development is also surrounded by various other housing options including both small and large lot single family home developments. The affordable development was not separate, but rather folded within the community allowing people to move from one type of housing to another. The City also allows manufactured homes to be located in all residential zones. Accessory dwelling units and family daycare providers are also permitted in residential zones. By proper planning, a true community or neighborhood can be created with a mix of housing types and demographics.

C. Provide Adequate Affordable and Special-Needs Housing

A major challenge for Centralia and other cities is to provide affordable housing opportunities for all economic segments of the population. The state Growth Management Act's housing goal affirms the City's responsibility to meet this challenge. Affordable housing will be an on-going issue not just in Centralia and Lewis County, but throughout Western Washington. The City has established the following goals and policies related to affordable housing:

Goal H 1: To maintain and strengthen existing residential neighborhoods.

Goal H 2: To provide opportunities to develop a mix of housing types throughout the City to meet the needs of all economic segments of the community.

Policy H 2.6: Encourage a diversity of housing opportunities to meet the housing needs of all economic segments of the community and its special needs population.

Policy H 2.7: Provide opportunities and incentives through the Planned Residential Development (PRD) and Planned Unit Development (PUD) processes for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.

Demographics

Centralia and Lewis County define low-income and moderate-income families using the Lewis County median income, adjusted for family size, as the base. Low-income families are those whose income is 50 percent or less of median; moderate-income families are at 50-80 percent of median.

According to *Census 2000*, 25.4% of the housing in Lewis County was occupied by renters with Centralia having a renter occupation rate of 44.7%. According to the Center for Real Estate Research at Washington State University (WCRER) who tracks the apartment rental market in Washington, areas where there are high concentrations of renter-occupied housing can present challenges for the neighborhoods and the City as a whole. These challenges include: lower occupant tenancy rate (high turnover); over occupancy which may result in higher rates of crime and domestic violence; and lower maintenance standards for both the structures and yards. Ultimately, property values may decrease in these areas.

The Housing Affordability Index for Lewis County in the fourth quarter of 2004 stood at 156.8. This means that a median income family had 56.8 percent more income than the bare minimum required to qualify for a mortgage on a median priced home. This figure is down from the same quarter of the previous two years. The situation is less promising for first time buyers. The affordability measure shows a decline from 103.7 to 93.5. When the first time buyer index is equal to or more than 100, the typical first time buyer could realistically afford to purchase a starter home in the county. A figure below 100 indicates that the buyer would need to either make a higher down payment or purchase a house below the price assumed in the study.

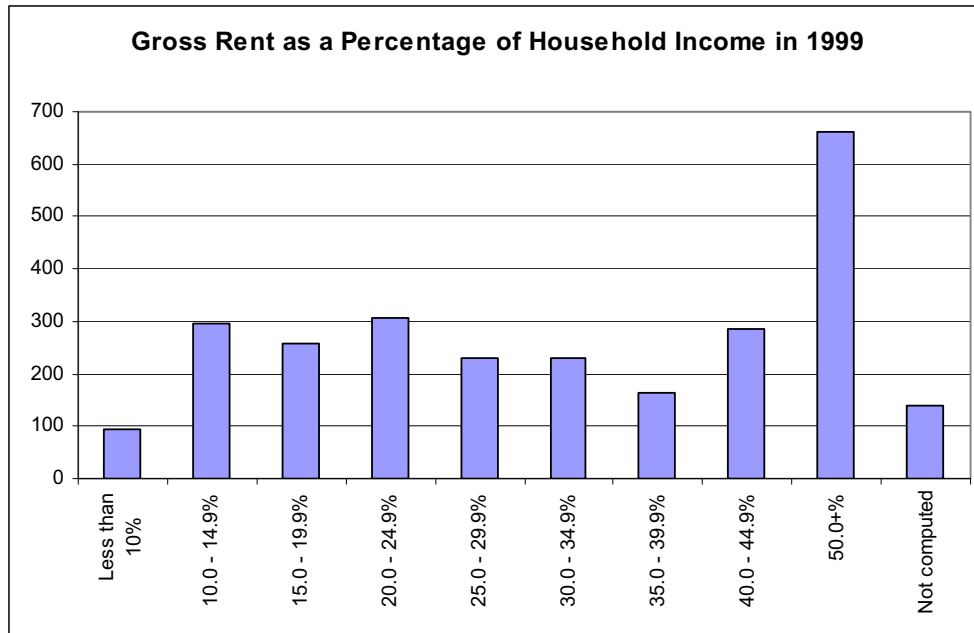
Annually, the National Low Income Housing Coalition publishes the *Out of Reach* report. The *Out of Reach 2004* (NLIHC) for Lewis County listed the following points:

Fair Market Rents (FMR) by Number of Bedrooms For Lewis County					
Year	Studio	One	Two	Three	Four
2004	\$395	\$505	\$607	\$811	\$848
2003	\$343	\$410	\$535	\$705	\$782
Source: National Low Income Housing Coalition, 2003& 2004					

- A minimum wage earner (earning \$7.16 per hour) could afford monthly rent of no more than \$372. [Note: Washington State minimum wage rose to \$7.35 per hour as of January 1, 2005.]
- An SSI recipient (receiving \$564 monthly) could afford monthly rent of no more than \$169, while the Fair Market Rent for a one-bedroom unit was \$505.
- In Lewis County, a worker earning the Minimum Wage (\$7.16 per hour) had to work 65 hours per week in order to afford a two-bedroom unit priced at the area’s Fair Market Rent.
- The Housing Wage in Lewis County was \$11.67. This represents the amount a full time (40 hours per week) worker would need to earn per hour in order to afford a two-bedroom unit at the area’s Fair Market Rent. The Housing Wage required to rent a 2 bedroom unit rose 13.4% from 2003.

Housing Wage in Lewis County 2003-2004							
	Hourly Wage Needed to Afford @ 40-hour/wk			As % of Minimum Wage			% Change in 2 BR Housing Wage from Previous Year
	1-BR FMR	2-BR FMR	3-BR FMR	1-BR FMR	2-BR FMR	3-BR FMR	
2004	\$9.71	\$11.67	\$15.60	136%	163%	218%	13.4%
2003	\$7.88	\$10.29	\$13.56	112%	147%	193%	2.1%
Source: National Low Income Housing Coalition, 2003 & 2004 BR – Bedroom FMR – Fair Market Rent							

The *2003 Continuum of Care* produced annually by the Lewis County Affordable Housing Network describes the rental housing situation in Lewis County: with the migration of the population from the east county to the communities along the I-5 corridor and the slow development of affordable rental housing units, there has been a substantial increase in rental housing costs for the Centralia/Chehalis communities. With a tight rental market and most available jobs paying at or near minimum wage, the cost of renting can often exceed 50% of a household’s income. Households that must spend over 50% (including utility costs) of their income for housing (some spend 70% or more) are at-risk for becoming homeless.



Evaluation of Zoning's Affect on Affordable Housing

It is very difficult to determine the effect zoning has on affordable housing because the issue requires the consideration of many variables. Specifically, affordable housing is influenced by: zoning, land prices, political environment, socioeconomic conditions, size of a city, age of a city, economic growth, and demographic growth. These factors often interact with one another. Therefore, quantifying the role of any one factor as a barrier to affordable housing would be difficult. Clearly, two of the most significant barriers to developing affordable housing are zoning and land costs. The City will continue to provide and support many different types of housing for all of its future residents. The Land Use map has designated that forty-five (45%) percent of the residential land allows four (4) or more units per acre and twenty-two (22%) percent as over five (5) units per acre. Further, the downtown corridor that is a mix-use designation encourages 16+ units per acre.

The Land Use Code allows for affordable housing through voluntary provisions. The City of Centralia encourages affordable housing through the use of innovative housing techniques. These techniques include:

1. Encouraging a larger choice of housing options;
2. Allowing a variety of lot sizes;
3. Permitting manufactured housing on individual lots;
4. Encouraging infill developments where infrastructure already exists;
5. Encouraging rehabilitation of existing buildings;
6. Encouraging mixed-used developments and buildings;
7. Preserving and improving existing housing stock;
8. Encouraging the use of creative developments such as planned residential developments, planned unit developments and mixed-use developments.

-
9. Encouraging unique design options to blend in with existing neighborhoods (new-traditional, coving techniques).

Through the use of creative developments the City will continue to provide a mix of lot and home sizes and home types (townhomes, twin homes, accessory apartments and single family detached homes) in residential zoning districts and for all people who desire to reside in Centralia.

Affordable Housing Resources

Several housing resources are located within Centralia and in Lewis County. The Affordable Housing Network of Lewis County, also know as “the Network”, is the body responsible for advising and assisting the County and its cities with issues of affordable housing and/or homeless citizens. The goal of the Network is to: (1) raise community awareness concerning the issue of the homeless citizens and the need for more affordable housing in Lewis County, (2) explore solutions to the problems of homeless citizens and lack of affordable housing in the County, (3) provide an emergency winter shelter, (4) promote affordable housing, and (5) promote cooperation among the service providers and disseminate information.

Members of the Lewis County Affordable Housing Network include: Lewis County, all incorporated cities within Lewis County including Centralia, Lewis County Association of Churches, Cascade Mental Health, Providence Health/Education Center, Centralia College, Church Emergency Response Network, Community Action Council, Lewis County Head Start, Community Youth Services, Lewis County Rental Owners Association, Department of Social and Health Services, Emergency Winter Shelter, Emergency Winter Shelter Committee, White Pass Community Services, Lewis County Board of Realtors Human Response Network, Lewis County Veteran’s Relief, United Way of Lewis County LOVE in the Name of Christ, Salvation Army, Providence Housing Ministry, American Red Cross of Lewis County, and Reliable Enterprises.

Funding Programs

Several financial assistance programs are available to residents of Centralia who qualify for housing assistance. These programs include:

Community Action Programs: Are special non-profit organizations organized under federal law to serve low-income people. Traditionally, due to funding sources, they have primarily operated weatherization and minor home repair programs and have provided a variety of counseling services. The Lewis/Mason/Thurston CAP is a CHDO serving Lewis County.

Housing Rehabilitation: The City of Centralia does not presently operate a housing rehabilitation program nor a Minor Home Repair Program.

Down Payment Assistance: Community Development Block Grant (CDBG), HOME program and Housing Opportunity Funds (HOF) all can be used to finance a down payment assistance program for households whose incomes are in the upper range of the low income

category (60% to 80% of county median), whose household heads are employed and can demonstrate an acceptable credit history.

Non-Profit Development: CDBG, HOME and HOF funds can be used to provide capital funding for non-profit organizations to develop affordable housing for low income home ownership or lease to own programs. These programs are often somewhat complex, and require an experienced non-profit with a tract record of providing housing development services. Currently, the only non-profit offering these services is the Community Action Council.

Self-Help Housing: Modeled after a USDA Rural Development program HOME program funds can be used to provide material costs, technical assistance and training, and tools for construction of affordable starter homes by teams of peer-group, low income households. Upon completion of all of the team member's homes the participating parties move in and purchase the homes on a deed-of-trust at below market rate interest over a typical 20 to 30 year term. CDBG funds can be used initially to purchase the properties and complete site development. This is a labor intensive program that has proven very successful in many jurisdictions.

Housing Programs

The Section 8 program, the FmHA self-help housing program, and special CHDO funded CDBG and HOME programs can be operated by the county or other governmental organizations. However, the city can participate and operate many other housing assistance programs. The funding from the U. S. Department of Housing and Urban Development (HUD) and much of the state funding requires that a city government must be the funding recipient. Such grant funds may be administered by contract with another (usually a non-profit) organization. There often is not sufficient funding in a grant to cover all of the administrative costs of operating a program by municipal staff. Then, the municipality covers the excess cost from general or special funds. Presently, the City does not operate any affordable housing programs.

Non-Profit Housing Developer: There are a number of non-profit housing organizations throughout the Northwest. Typically, they act as sub-recipients to municipal agencies in providing low-income housing. The non-profit developer often benefits from being able to access private foundation funds, although these funds have been increasingly more difficult to get recently. Habitat for Humanity is a great example of a non-profit organization with experience in developing low-income housing development. Another great example is the Catholic Community Services that operates the La Casa de la Familia Santa which provides 46 units of affordable housing for farm workers and their families in Centralia.

The City of Centralia's commitment to providing affordable housing and special needs housing is manifest by their past support of such developments. Some of the developments within the UGA of the City include:

1. La Casa de la Familia Santa: 46 units of affordable housing for farm workers

2. Providence Rossi House and Providenc Blanchet House: 15 and 20 units housing for seniors 62 or older only. All units offer direct HUD subsidy through the PRAC program for the elderly. Residents only pay 30% of their income for rent.
3. Virginia Station Apartments: 35 units features 1, 2, 3, and 4 bedroom apartments all with direct subsidy through the USDA Rental Assistance program. Residents pay just 30% of their income for rent and some utilities.
4. Centralia Manor Apartments: 25 units all units directly subsidized through the HUD project based Section 8 program. Rents are based on 30% of your adjusted monthly household income between the rents listed.
5. Harrison Village: 31 units offers affordable rent through the Washington State Housing Tax Credit program. The rent ranges are based on your annual income level and availability of apartments at each income level. They accept housing authority provided Section 8 vouchers to receive a subsidized rent. Some large family set aside 4 bedroom apartments requiring 4 or more persons in the household.
6. Cambridge Apartments: 24 units housing for seniors 62 or older or disabled of any age. This property offers USDA Rural Housing Rental Assistance subsidy for 24 out of 38 units. With this subsidy renters pay 30% of their income for rent.
7. Candlewood Apartments: 18 units housing for seniors 62 or older or disabled of any age. This property offers USDA Rural Housing Rental Assistance subsidy for 24 out of 38 units with this subsidy renters pay 30% of their income for rent.
8. Habitat for Humanity: there are at least 7 habitat for humanity homes constructed within Centralia.

VIII. HOUSING GOALS AND POLICIES

Goal H 1

To maintain and strengthen existing residential neighborhoods.

Policies

- H 1.1** Protect residential areas from illegal land use activities through enforcement of City codes.
- H 1.2** Buffer residential areas from intensive commercial and industrial districts through a gradual transition from one land use intensity to the next.
- H 1.3** Require landscaping provisions in the City's land use regulations in association with new development, particularly between differing intensities and densities of land uses.
- H 1.4** Encourage the beautification and upgrading of residential structures and landscaping.

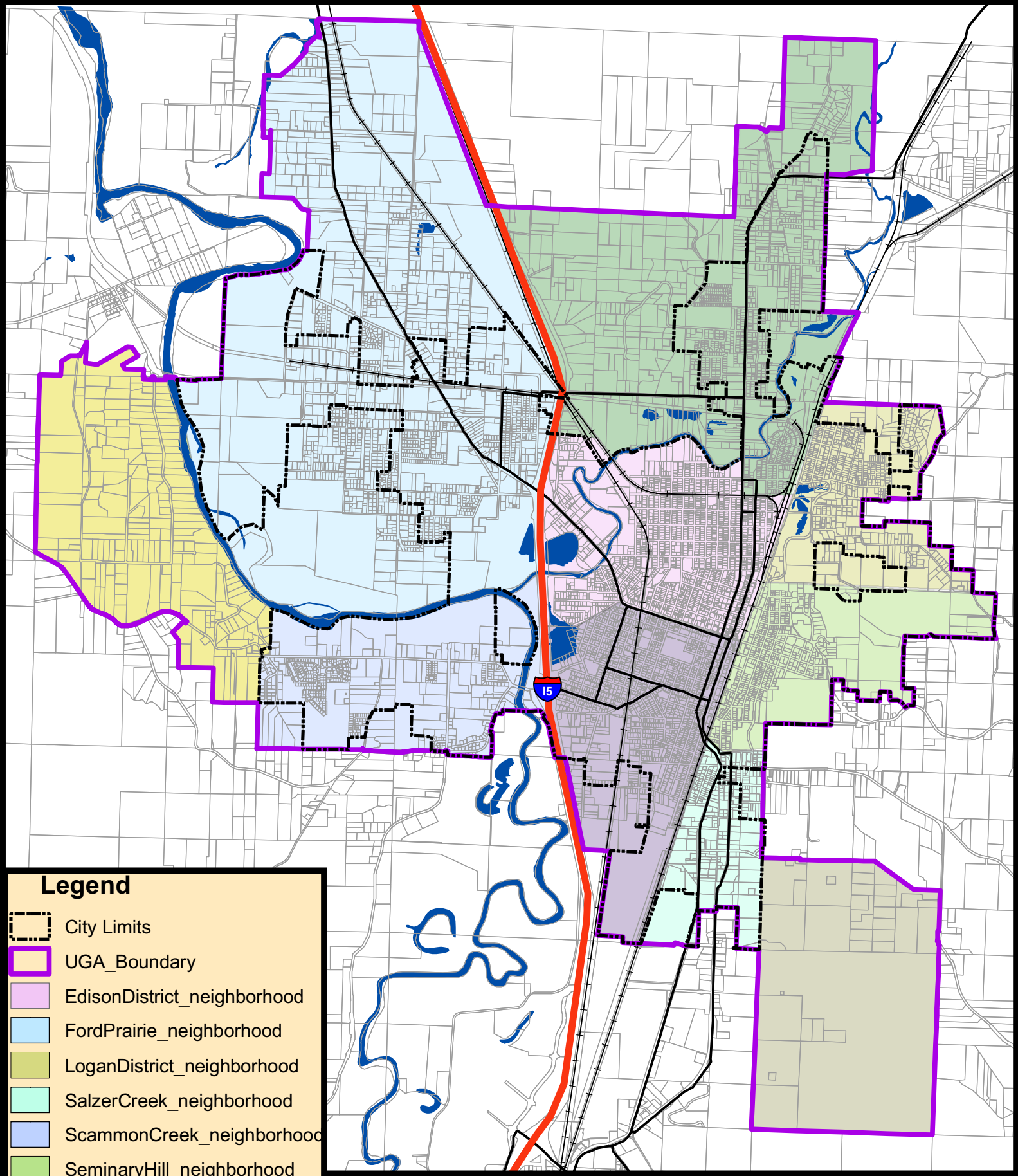
Goal H 2

To provide opportunities to develop a mix of housing types throughout the city to meet the needs of all economic segments of the community.












Policies

- H 2.1** Encourage residential development, subject to design review guidelines, on vacant or underutilized sites that have adequate urban services.
- H 2.2** Designate suitable areas for multi-family residential development.
- H 2.3** Encourage multi-family residential land use in locations adjacent to retail and service centers, parks, schools and bus transit lines.
- H 2.4** Encourage multi-family residential land use in areas which are functionally convenient to arterial or collector streets.
- H 2.5** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.
- H 2.6** Encourage a diversity of housing opportunities to meet the housing needs of all economic segments of the community and its special needs population.
- H 2.7** Provide opportunities and incentives through the Planned Residential Development (PRD) and Planned Unit Development (PUD) processes for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.
- H2.8** Support development of governmental-assisted housing, housing for low-income families, manufactured housing, multiple family housing, group homes, and foster care facilities and disperse such housing throughout the community.
- H2.9** Continue to allow manufactured housing to be located in any residential district where single family dwellings are allowed.
- H2.10** Continue to allow family daycare providers of twelve (12) or fewer children in all residential districts.


This page is left blank intentionally.




Legend

-  City Limits
-  UGA_Boundary
-  EdisonDistrict_neighborhood
-  FordPrairie_neighborhood
-  LoganDistrict_neighborhood
-  SalzerCreek_neighborhood
-  ScammonCreek_neighborhood
-  SeminaryHill_neighborhood
-  WashingtonAdd_neighborhood
-  WaunchPrairie_neighborhood
-  WidgeonHill_neighborhood
- CooksHill_neighborhood

Centralia Neighborhoods Map



0 0.125 0.25 0.5 0.75 1 Miles



1 inch equals 0.68 miles

Created on July 27, 2007

This page left blank intentionally