

# LEWIS COUNTY CHAPTER OF OLYMPIA MASTER BUILDERS



## Lewis County Housing Initiative



### LEWIS COUNTY HOUSING AT A GLANCE

Housing Units as of July 1, 2021: 35,892  
 Net Housing Need by 2045: +5,598  
 Median Household Income: \$60,581  
 People Who Currently Qualify for a Mortgage: 16%



### LEWIS COUNTY

Median Home Sales Price	<b>\$379,975</b>
Base costs to build a median priced home	\$289,541
Cost of regulation during construction	\$50,537
Cost of regulation during lot development	\$39,897
<b>Total cost of regulation</b>	<b>\$90,434</b>



Lewis County Drug Court has helped individuals overcome addiction, develop meaningful life skills, and find employment and stable housing. The success of this program just received a

significant jolt in the form of a \$460,000 grant from the Department of Commerce. These funds will facilitate the purchase of a duplex in Chehalis that has served as a hub for helping those living

on the edge with the services they need. It is through the influx of grants and other funds like these that other funds are freed up to impact improvements to the county's building process.

621882  
 CABINETS BY TRIVONNA  
 3x8.25

Just last year (2022) the Lewis County Board of County Commissioners passed a housing work plan dubbed the "Lewis County Housing Initiative." Based on elements of the 2020 Comprehensive Plan, the initiative seeks to address the county's housing crisis and housing needs. In Lewis County, home prices have doubled over the last decade due to a variety of reasons. Most notably, the lack of housing stock at an affordable cost that meets the needs of the economic diversity of the community. The initiative addresses many elements of the complex problem facing the county that is the inevitability of growth due to the attractiveness of this region.

"to encourage development of housing types that are typically more affordable than single family residential, while fitting in the rural character of Lewis County." This plan would allow for more housing options on rural land zoned for development including RDD-5, RDD-10, and RDD-20. Designed to alleviate the unintended consequences brought on by the Growth Management Act, the idea behind the alternative is simple. Decrease the cost of housing by increasing the supply. This path forward seems to be supported by statistics coming from both the county and the state, as the Department of Commerce projects a need of nearly 39,000 new homes for even a moderate amount of growth by 2044.

### Drug Court Set for Major Action on Homelessness

Housing is only part of the solution for the crisis of homelessness in Washington. Lewis County is a pioneer in both understanding and tackling this problem. For almost two decades,

### Welcome new Lewis County Chapter Member:

#### AG West Farm Credit in Chehalis

People first. Giving back to the customers and communities we serve is at the core of who we are.  
 Real Estate Loans.  
 Equipment Financing.  
 Operating Loans. Country Home Loans.  
 For more information, please call 866-552-9172.



- The Lewis County Housing Initiative sites the following goals:*
- Continuously learning about the community's expectations and needs for housing.
  - Ensuring access to a "night-by-night" shelter, and a path to stable and safe housing.
  - Providing affordable housing options at all income levels.
  - Increasing rural housing density near existing services such as schools, medical clinics, grocery stores and transit.
  - Providing public infrastructure improvements to growing rural town centers.
  - Encouraging commercial services and employment opportunities within those rural town centers.
  - Partnering with municipalities to coordinate housing efforts across Lewis County.

### Lewis County Rural Housing Alternative

The stated goal of the rural housing alternative is

**TCG** Title Guaranty Company  
of Lewis County  
TITLE INSURANCE • ESCROW

Proud Sponsor of

**TITLE GUARANTY**  
200 NW PACIFIC

*"Growing Lewis County one family at a time!"*  
[www.titlegco.com](http://www.titlegco.com) • 360-748-0001  
 200 NW Pacific Ave., Chehalis  
 Mailing: P.O. Box 1304, Chehalis