

Tuesday, March 18, 2025
College Place Planning Commission- (Hybrid: In-Person & Electronic)

7:00 P.M.

424th Regular Planning Commission Meeting

City Hall

625 S College Avenue

College Place WA 99324

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=DE3VZ8832198>

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Zoom Attendee Link: <https://us06web.zoom.us/j/81999684721>

Or you may call this number to listen: 1-669-900-9128 ID#ID# 819 9968 4721 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order 424th Regular Planning Commission Meeting
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Position 1 - Nic Ivy - term exp. 12-31-2027

Position 2 - Felix Tan - term exp. 12-31-25

Position 3 - Claudia Santellano - term exp. 12-31-2028

Position 4 - Victor Valerio - term exp. 12-31-2028

Position 5 -Angie Peters, Chair - term exp. 12-31-2025

Position 6 - Brandon Stepper - term exp. 12-31-2028

Position 7 - Todd A. Reiswig, Vice Chair -term exp. 12-31-2027

Staff

Jon Rickard -Director

Michael Maret - Senior Planner

Kristi Scherger - Administrative Assistant

Rhett Beardemphl - Deputy City Clerk

Subject :	1.03 Appearance of Fairness Doctrine
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural

Public Content

The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers to conduct non-court hearings and proceedings in a way that is fair and unbiased in both appearance and fact.

The doctrine requires that adjudicatory or quasi-judicial public hearings meet two requirements:

- They must be procedurally fair.
- They must appear to be conducted by impartial decision-makers.

By following Appearance of Fairness requirements, local governments have a method for disqualifying decision-makers from quasi-judicial hearings who have prejudged the issues, who have a bias in favor of one side in the proceeding, who have a conflict of interest, or who cannot otherwise be impartial. "Ex parte" communications between a decision-maker and a proponent or opponent of the matter being decided are prohibited ([RCW 42.36.060](#)).

For more information, click this link: [MRSC - Appearance of Fairness Doctrine](#)

-and/or-

watch this video: [Short Course on Planning Appearance and Fairness Doctrine - YouTube](#)

Subject :	1.04 Public Comment
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information

Public Content

Planning Commission meetings are primarily structured to permit Commission members to make recommendations to the City Council regarding decisions necessary to govern the City.

Public Comment is the time set aside for Citizens to address the Planning Commission regarding items of concern/interest either not appearing on this agenda, or on the consent agenda. *If you*

wish to speak on anysuch item,this is the time to come forward when the Chair asks for public comments.

Virtual Meeting Protocol for Public Comment:

When submitting public comments, include the following regardless of the manner you are using: - Note that there are deadlines for each method of commenting.

- Your Name
- Your Address

Public comments may be provided in writing(If typewritten, no less than 11 pt font). Submit to Clerk@cpwa.usno later than 4:30PMon the meeting date to be included in the record.

Public Comments in person may be madeby telephone orvirtuallyduring the meeting:

- Telephone comment - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raising your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. CONSENT AGENDA

Subject :	2.01 Approve Agenda for March 18, 2025
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :	2.02 Approve Minutes from February 18, 2025
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

File Attachments

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :	2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve consent agenda items 2.01 through 2.03

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. REGULAR AGENDA

Subject :	3.01 Comprehensive Plan - Periodic Update
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Discussion

Public Content

Applications for Comprehensive Plan amendments for Urban Growth Area (UGA) expansions will be accepted by Walla Walla Walla County and the deadline for applications is July 1, 2025.

No methodology for the Land Capacity Analysis (LCA) has been agreed to and the Final Draft of the LCA methodology and the Population Allocation Targets have yet to be received as of the preparation of this agenda item.

The schedule for finalizing the LCA methodology and Population Allocation Targets is as follows:

- March 14, 2025 County will provide to cities Final Draft population and job targets, and the LCA methodology.
- March 21, 2025 Cities may provide in writing comments on Final Drafts.
- March 28, 2025 County will distribute Final documents for presentation to BOCC.
- April 8, 2025, 8:00 AM (tentative time) County staff will present final documents to BOCC in a Workshop for possible action to adopt the targets, methodology. Cities will be invited to participate in this meeting.

Justin Baerlocher with J-U-B will guide us in a collaborative discussion around the LCA Methodology, Population Allocation Target and Housing for All Planning Tool (HAPT) Method C, being recommended by Walla Walla County.

File Attachments

- [2025-03-13 Letter on UGA reviews \(1\).pdf \(172 KB\)](#)
- [Walla Walla County Growth Targets Memo.pdf \(240 KB\)](#)
- [2025-02-11 Walla Walla County Population and Employment projections.xlsx \(222 KB\)](#)
- [2025-02-11 Walla Walla County HAPT MethodC with avg population growth.xlsx \(6.890 KB\)](#)
- [LCA Methodology V1.0 - 2025.xlsx \(759 KB\)](#)
- [COCOP-LCA_031825.pdf \(646 KB\)](#)

4. CLOSING ITEMS

Subject :	4.01 Conclude - Next regularly scheduled meeting is April 15, 2025
Meeting :	Mar 18, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	4. CLOSING ITEMS
Access :	Public
Type :	Procedural

College Place Planning Commission- (Hybrid: In-Person & Electronic) (Tuesday, February 18, 2025)

Generated by Kristi Scherger on Wednesday, February 19, 2025

1. OPENING ITEMS

1.01 Call To Order the 423rd Regular Planning Commission Meeting

Chair Peters called the meeting to order at 7:04 PM.

1.02 Roll Call

PRESENT:	Commission Members	Nic Ivy (remote) Felix Tan (remote) Claudia Santellano (in person) Angie Peters (remote) Brandon Stepper (in person)
EXCUSED ABSENCE:	Commission Member	Todd Reiswig
ABSENT:	Commission Member	Victor Valerio
	Staff	Jon Rickard - Community Development Director Michael Maret - Senior Planner Kristi Scherger - Administrative Assistant Maryelizabeth Garcia - City Clerk Rhett Beardemphl - Deputy Clerk
PRESENT	Guest Speaker	Justin Baerlocher - Planning Consultant, JUB
PRESENT	GUEST	Michael Moore - Public

1.03 Welcome New Planning Commissioner

1.04 Appearance of Fairness Doctrine

1.05 Public Comment
None.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for February 18, 2025

Action (Consent): 2.02 Approve minutes from January 21, 2025

Action (Consent): 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.

Commissioner Santellano made a motion to approve the consent agenda items 2.01 through 2.03. Second by Commissioner Tan and the motion passed.

3. REGULAR AGENDA

3.01 Comprehensive Plan - Periodic Update

Guest speaker Justin Baerlocher, Planning Consultant with J-U-B reviewed the Walla Walla Regional Housing Action Plan.

4. CLOSING ITEMS

4.01 Conclude - Next regularly scheduled meeting is March 18, 2025.

Commissioner Stepper made a motion to conclude the meeting. Second by Commissioner Santellano and the motion passed.

Chairman Peters Concluded the meeting at 8:20PM.

Approved:

Angie Peters

Chairman

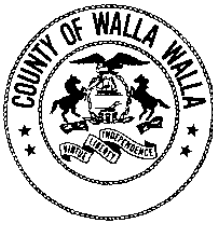
Attest:

Jon Rickard

Community Development

Director

The foregoing minutes are the official record of the Planning Commission meeting that occurred February 18, 2025. Further detail may be obtained by reviewing the actual audio recording made during this session.



Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

Main: commdev@wwcowa.gov | 509-524-2610

Submit to: planning@wwcowa.gov

https://www.co.walla-walla.wa.us/residents/community_development/index.php

To: Jon Rickard, City of College Place Development Services Director
Preston Fredrickson, City of Walla Walla Deputy City Manager
Randy Hinchliffe, Clerk, City of Waitsburg
Tammy Johnson, Clerk and Treasurer, City of Prescott

From: Lauren Prentice, Walla Walla County Community Development Director

Date: March 13, 2025

RE: **Schedule for 2026 UGA Review Cycle**

On Monday the Board of County Commissioners set the deadline for Comprehensive Plan and Development Regulations Amendments for July 1, 2025. Applications submitted by Friday, July 1, will be considered by the County alongside the County's 2026 Periodic Update, which is mandated to be completed by June 30, 2026, just like the cities' updates. As expected, urban growth area (UGA) amendment applications will be accepted.

Enclosed is a Press Release with more information on application requirements and the application form. It will look very similar to previous applications as the criteria have not changed.

This memo is intended to provide additional information and guidance directly to you regarding the County's UGA review process and schedule.

Background and Status Update

We have had three meetings over the last month with College Place, Walla Walla, and Waitsburg staff and consultants to discuss growth targets, allocations, housing needs, and Land Capacity Analysis (LCA) and employment capacity methodologies. All of these must follow State regulation and guidance, which is extensive. We are not reinventing the wheel. These are all technical planning analyses and studies.

Countywide Population Projection

The County must select a Countywide Population Projection from the most recent population GMA population projections from the Office of Financial Management (OFM); these population projections were released in 2022 and are available online [here](#).

2046 Walla Walla OFM GMA Population Projections		
Low	Middle	High
60,351	67,241	79,777

According to the State, the Middle is the most likely scenario. If the County selects a target higher than the Middle, we must be able to show our work.

At our first meeting with the cities on February 12, 2025, County staff and consultants presented a preliminary recommendation for a target of around 71,009 for the 20-year population projection. This was based on looking at population growth countywide for 2010-2024, which shows a Year Over Year (YOY) growth rate of 0.5178%. The background data from this analysis was provided to the cities for review. This target is above the Middle OFM projection, and very similar to the population target of 71,724 adopted in 2005 for 2025 and retained during the last two UGA reviews (2013 and 2019).

On February 28, City of Walla Walla staff recommended a population target of 72,000, which was based on adding the 2020-2040 population growth estimated in the Regional Housing Action Plan to the 2020 population census number, then rounding down. This uses older population estimates to calculate the population growth for the next 20 years, rather than the most recent population data.

On February 28, the College Place staff recommended a population target of 73,000, which is based on a growth rate from 2010-2020. This differs from the county's target by not considering the most recent years' growth rates.

As we told city staff, we are willing to bring these targets forward to the BOCC, they are all very close and within the range provided by OFM.

Housing Needs

In 2021, the Legislature amended the mandatory elements of the Growth Management Act in RCW 36.70A.070(2) to require that Housing Elements of Comprehensive Plans include:

- an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:
 - (i) Units for moderate, low, very low, and extremely low-income households;
 - and
 - (ii) Emergency housing, emergency shelters, and permanent supportive housing;

To accomplish the requirement to provide data, the Department of Commerce Developed the Housing for All Planning Tool. As presented to the group in February, the County will be recommending that we utilize [Housing for All Planning Tool \(HAPT\)](#) Method C. The Department of Commerce is still finalizing the Washington Administrative Code regarding these changes to the GMA. However, guidance from the Department of Commerce¹ is

¹ *Establishing Housing Needs for Your Community* (July 2023) page 59.

clear that the County must use the Department of Commerce provided HAPT tool to allocate the projected housing needs to individual jurisdictions using the 2022 OFM GMA populations. The reason Method C is the appropriate method is that it is the only method that assigns 0-50% AMI and emergency housing to only the UGAs, incorporated and unincorporated. In Walla Walla County it is not appropriate for 0-50% AMI (e.g. multi-family) and emergency housing to be outside of UGAs in rural or agricultural areas. It is not appropriate to plan for these housing types in rural or agricultural areas, as they need to be in areas with urban services, including utilities, transit, support services, etc. The jurisdictions have a collective responsibility to plan for these uses in UGAs, where they're most appropriate. HAPT Method C was created by Commerce after this flaw in Methods A and B was identified by other counties.

The HAPT tool is incredibly easy to use. We provided the excel spreadsheet on February 12 with the County's preliminary population target of 71,009 input. The cities can use input the alternative targets of 72,000 or 73,000 to the spreadsheet to see the resulting housing needs allocations.

During our February meetings it was suggested that the County should approach Commerce about the possibility of using a different method than the HAPT tool. The cities may do this if they wish, but we cannot delay the schedule. Commerce engaged in a very public process in developing the HAPT tool and has been providing guidance on how to implement it for more than the last year. During Countywide Planning Policies meetings in 2024 we spoke several times about the HAPT tool and the new state legislation requiring the County use information provided by the Department of Commerce. We were all advised by our consultant team that the new State housing planning requirements were likely to mean that if there were a need to expand UGAs for population growth, it would likely only be for multi-family housing.

Documentation required for City-requested UGA changes

If a city is going to request UGA amendments including an expansion, swap, or contraction, data supporting the request will need to be submitted with your application. This includes:

1. Completed Land Capacity Analysis (LCA) for incorporated city prepared in alignment with the adopted/agreed to methodology. The County will prepare the LCA for the unincorporated UGAs.
2. Where a city is seeking a UGA swap, please provide responsive information as required in RCW 36.70A.130(3)(c), and any implementing WAC².
3. Where a city is asking for a UGA expansion, the city should document the measures they are taking (zoning or bulk standard changes) to first accommodate the growth within the city, in accordance with WAC 365-196-310(3)(f).
4. Where a city is asking for a UGA expansion due to a population/housing capacity shortfall after applying measures identified in 3 above within the city, the city needs

² Proposed amendments to the Department of Commerce's WACs are being considered as of the date of this letter: lawfilesexternal.wa.gov/law/wsr/2024/22/24-22-134.htm

to show its work as to how the LCA converts the added capacity to housing. In other words, a UGA expansion request should align with zoning which permits the housing types needed to close the capacity shortfall. This means that a UGA expansion request to increase capacity within a zone focused on single family detached zoning would need to align with a capacity shortfall in the AMI categories which align with those housing types (typically over 100% AMI).

5. Where a city is asking for a UGA expansion due to a housing capacity shortfall within one or more AMI categories, the Housing Needs Assessment should be provided to document the housing types which fall within different affordability levels. This will ensure that land use and zoning being requested within a UGA expansion aligns with the housing types needed to fill the capacity shortfall.
6. If a city is applying for a UGA expansion based on employment capacity, the application should similarly document the need in relation to the land capacity analysis, and how the UGA addition will address that need.

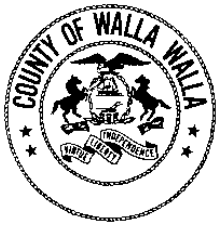
Schedule for Finalizing Targets, Allocations, and Land Capacity Analysis Methodology

- March 14, 2025 – County will provide to cities Final Draft population and job targets, and the LCA methodology.
- March 21, 2025 – Cities may provide in writing comments on Final Drafts.
- March 28, 2025 – County will distribute Final documents for presentation to BOCC.
- April 8, 2025, 8:00 AM (tentative time) – County staff will present final documents to BOCC in a Workshop for possible action to adopt the targets, methodology. Cities will be invited to participate in this meeting.

Commitment to Collaborative Process

The UGA review process, as part of the Comprehensive Plan update, is a collaborative process. The preliminary docket application process is the first step in the process. It is important that we begin this process so that the public has adequate opportunity to review and provide comments. The County will continue to collaborate with the cities and the public. All parties will be able to submit additional information in support of their proposals through the review process. Under the Growth Management Act, the County is ultimately responsible for reviewing and adopting UGA amendments; therefore, the Community Development Department has a duty to ask the cities and other applicants follow-up questions.

If any city is considering applying for a UGA amendment, we strongly suggest that you set up times to meet with the county team in advance of submitting. To process your application, we must have information which is complete and provides a record to support your application. Meeting well before a submittal will ensure we can provide feedback early in the process. We are here to answer any questions you might have in advance of the July 1st deadline.



Community Development Department

Director: Lauren Prentice

310 W. Poplar Street, Suite 200 | Walla Walla, WA 99362

Main: commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/government/community_development/

Walla Walla County Growth Targets, 2025

OFM Population Projection requirements: As indicated in RCW 36.70A.110 and RCW 36.70A.115, county officials are responsible for selecting a 20-year GMA population growth target that is within the Low- and High-growth projections prepared by the Washington State Office of Financial Management (OFM). Every five years, OFM releases GMA population projections for each county in Washington state in three different projection series: Low, Medium and High. Most counties and cities have already established their own frameworks for adopting countywide population projections and allocating the projections down to local jurisdictions as targets. These targets may or may not be included in CPPs. These jurisdictions, in turn, use the population targets in their comprehensive plans. This local allocation process allows each county to use their local understanding of each jurisdiction's local capacity, infrastructure, jobs, transportation, environmental constraints, and other factors to allocate growth.

Walla Walla County Population Projection Summary: In order to capture the most recent growth trends in the County, the County, in coordination with Cities, is proposing a population projection between the OFM Medium and OFM High projections.

Countywide Population Projection Methodology: Use most the most recent decennial census data (2010 and 2020) to determine Average Annual Growth Rate (AAGR). Use the 2010-2020 AAGR to determine the 2046 Countywide population projection. Uses OFM official [GMA population projections](#) for counties.

	2010 Countywide Census Population Estimate	2020 Countywide Census Population Estimate	AAGR 2010-2020 (((2020 Pop-2010 Pop)/ 2010 Pop)/10)	2046 Countywide population projection using 2010-2020 AAGR	Increase from 2020	Percent Increase from 2020
Walla Walla County	58,781	62,584	0.6470%	73,112	10,528	16.8%

Population Allocation to Cities and Unincorporated County: The State requires that the county selects a population projection from the provided ranges, and then the county and local jurisdictions coordinate and allocate that projection to localities. Walla Walla County and local jurisdictions worked together to create a documented allocation methodology which includes:

- Local growth rate trends using the decennial census (ACS Data).
- Documented residential development trends that are not captured in recent OFM projections (Waitsburg staff data which shows a unit count of 32 higher than 2020 Census estimate, County Staff data which shows a large increase in unaccounted-for vested/pipeline housing units in Burbank).

- State-wide market trends which project a higher share of population growth within incorporated UGAs rather than the unincorporated county (State Guidance).
- Local housing plans (Regional HAP).

Jurisdiction	2010 Census Population Estimate	2020 Census Population Estimate	2046 Population Projection	Percent Share of Countywide Population
Walla Walla County	58,781	62,584	73,112	100%
Unincorporated Walla Walla County (includes all unincorporated UGAs)	16,750	17,084	17,785	24.32%
College Place	8,765	9,902	13,320	18.21%
Prescott	318	372	497	0.68%
Waitsburg	1,217	1,166	1,488	2.03%
Walla Walla	31,731	34,060	40,047	54.76%

Housing Allocation to Cities and Unincorporated County: To maintain consistency with this established framework under GMA, Commerce produced housing needs projections for each county. These projections will build on, and maintain consistency with, OFM's GMA population projections. The methodology accounts for both current and projected housing needs by income level. These housing needs projections are published in the form of a spreadsheet tool (HAPT) that allows the **user to enter a specific countywide population target and projection year**. Then the tool returns customized projections of total and net new housing units needed to accommodate the entire population in the projection year by affordability level, including PSH and emergency housing.

Walla Walla County used the HAPT and the growth target methodologies explained above to allocate housing needs to cities and unincorporated areas. The percent share of countywide population was used as the allocation percentage in Allocation Method C of the HAPT. The percent share of Unincorporated County population was split between rural areas and Unincorporated UGAs. The result is below and attached:

Walla Walla County Community Development Department

Housing Needs Projections for Selected County, Projection Year, and Population Target Complete Steps 1, 2, and 3 to access countywide projections

Step 1

Select a County

Walla Walla ✓

Step 2

Select a Projection Year

2046 ✓

Step 3

Enter Population Target in Range

73,112 ✓

Walla Walla County

100.00%
Met Target

↑
Sum of user inputs for jurisdiction shares. If below 100%, increase shares. If above 100%, decrease shares.

Table 1: OFM GMA Population Projections, 2046

Walla Walla County Projected Population, 2046

	Low	Medium	High
Projected Population (2046)	60,351	67,334	79,777

Table 2: Projected Countywide Housing Needs Based on User Inputs

Walla Walla County

Population Target = 73,112

	Affordability Level (% of Area Median Income)						
	Total	0-30% Non-PSH	0-30% PSH	30-50%	50-80%	80-100%	100-120% 120%+
Total Future Housing Needed (2046)**	28,879	1,898	830	5,301	8,325	4,073	2,766
Estimated Housing Supply (2020)*	24,580	619	63	4,373	8,037	3,904	2,554
Net New Housing Needed (2020-2046)	4,299	1,279	767	928	288	169	212

Emergency
Housing/Shelter
Beds

129
129
0

	Permanent Housing Needs by Income Level (% of Area Median Income)						
	Total	0-30% Non-PSH	0-30% PSH	30-50%	50-80%	80-100%	100-120% >120%
Countywide Estimated Housing Supply (2020)	24,580	619	63	4,373	8,037	3,904	2,554
Countywide Total Housing Needs (2046)	28,879	1,898	830	5,301	8,325	4,073	2,766
Countywide Additional Units Needed (2020-2046)	4,299	1,279	767	928	288	169	212

Emergency
Housing Needs
(Temporary)

129
129
0

81.93%

← Minimum allocation to urban areas (cumulatively) to accommodate needs at all affordability levels. This varies by county and population target.

87.40%

← Urban area combined % allocation from user

User Input - % Share of
Countywide Housing
Growth. Values must
sum to 100%

HOUSING ALLOCATION FROM SELECTED SHARES

User Input - % Share of Countywide Housing Growth. Values must sum to 100%		Future Population (2046)	Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)							
				0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Non-PSH	PSH										
User Input	Actual										
18.21	18.17 %	11,718	781	266	160	193	52	31	38	41	
2.00	1.98 %	562	85	29	18	21	6	3	4	4	
0.68	0.67 %	445	29	10	6	7	2	1	1	2	
0.10	0.07 %	19	3	1	1	1	0	0	0	0	
2.03	2.05 %	1,368	88	30	18	22	6	3	4	5	
0.60	0.58 %	81	25	9	5	6	2	1	1	1	
54.76	54.80 %	39,740	2,356	802	480	582	157	93	117	125	
5.00	5.02 %	3,263	216	73	44	53	15	9	11	11	
4.02	4.05 %	2,557	174	59	35	43	12	7	9	9	
0.00	0.00 %	4	0	0	0	0	0	0	0	0	
12.60	12.61 %	13,354	542	0	0	0	36	21	27	458	

Emergency
Housing Needs
(Temporary)

0
0
0
0
0
0
0
0
0
0
0
0

Projections of the Total Resident Population
2022 GMA Projections

Walla Walla County Population
2020 actual Projections

		Low
	62,584	Mid
2020 housing	24,971	High

April 1, 2024 Population of Cities, Towns and Counties
Used for Allocation of Selected State Revenues
Office of Financial Management, Forecasting and Research Division

Population allocation and projections	
	Jurisdiction
	Walla Walla County
	Incorporated Walla Walla County
	Jurisdiction
	Unincorporated Walla Walla County
	College Place
	Prescott
	Waitsburg
	Walla Walla

April 1, 2024 Population of Cities, Towns and Counties
Used for Allocation of Selected State Revenues
Office of Financial Management, Forecasting and Research Division

Jurisdiction
Walla Walla County
Unincorporated Walla Walla County

Incorporated Walla Walla County
College Place
Prescott
Waitsburg
Walla Walla

Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2024
Office of Financial Management, Forecasting and Research Division

	2020 Base Census Estimate of Total Housing Units	2020 Base Census Estimate of One Unit Housing Units
Walla Walla County	24,971	17,214
Unincorporated Walla Walla County	6,542	4,897
Incorporated Walla Walla County	18,429	12,317
College Place	4,176	2,657
Prescott	152	51
Waitsburg	530	343
Walla Walla	13,571	9,266

<https://onthemap.ces.census.gov/>

2020 jobs share

Walla Walla County	24,958	100%
Unincorporated Walla Walla County	6,315	25%
Incorporated Walla Walla County	18,643	75%
College Place	1,979	8%
Prescott	1,525	6%
Waitsburg	201	1%
Walla Walla	14,938	60%

2025	2026	2027	2028
58,617	58,806	58,966	59,118
63,714	64,002	64,259	64,506
68,811	69,458	70,072	70,674

AAGR 2010-2020						Share change
0.6470%						
2000 Population Estimate		2010 Population estimate	2010 Population share	2020 Population Census	2020 Population share	Share change 2010-2020
55,180		58,781	100.0%	62,584	100.0%	0.00%
		42,031	71.5%	45,500	72.7%	1.20%

2000 Population Estimate		2010 Population estimate	2010 Population share	2020 Population Census	2020 Population share	AAGR 2010-2020
16,150	29.3%	16,750	28.5%	17,084	27.3%	0.1994%
7,818	14.2%	8,765	14.9%	9,902	15.8%	1.2972%
314	0.6%	318	0.5%	372	0.6%	1.6981%
1,212	2.2%	1,217	2.1%	1,166	1.9%	-0.4191%
29,686	53.8%	31,731	54.0%	34,060	54.4%	0.7340%
55,180		58,781		62,584		

2021 Population Estimate ¹	2022 Population Estimate	2023 Population Estimate	2024 Population Estimate
62,100	62,625	63,100	63,375
17,110	17,200	17,340	17,290

44,990	45,425	45,760	46,085
9,775	9,855	9,890	9,945
370	370	375	375
1,165	1,180	1,185	1,185
33,680	34,020	34,310	34,580

		2020 Base Census Estimate of Two or More Unit Housing Units	2020 Base Census Estimate of Mobile Homes and Specials	%
		5,038	2,719	100%
		204	1,441	26%
		4,834	1,278	74%
		1,135	384	17%
		2	99	1%
		20	167	2%
		3,677	628	54%

2046 job projection using Mid OFM population Using jobs/housing ratio increase		2046 job projection using High OFM population Using jobs/housing ratio increase	
28,619	3,661	33,908	8,950
7,241	926	8,580	2,265
21,378	2,735	25,328	6,685
2,269	290	2,689	710
1,749	224	2,072	547
230	29	273	72
17,129	2,191	20,295	5,357
total increase	14.7%	total increase	35.9%

Walla Walla County	Total	
2020	24958	
	Count	Share
Age 29 or younger	5,054	20.30%
Age 30 to 54	13,108	52.50%

Age 55 or older		
	Count	Share
Agriculture, Forestry, Fishing and Hunting	3,204	12.80%
Mining, Quarrying, and Oil and Gas Extraction	5	0.00%
Utilities	140	0.60%
Construction	895	3.60%
Manufacturing	3,455	13.80%
Wholesale Trade	734	2.90%
Retail Trade	2,104	8.40%
Transportation and Warehousing	533	2.10%
Information	242	1.00%
Finance and Insurance	572	2.30%
Real Estate and Rental and Leasing	241	1.00%
Professional, Scientific, and Technical Services	452	1.80%
Management of Companies and Enterprises	10	0.00%
Administration & Support, Waste Management and Remediation	510	2.00%
Educational Services	2,825	11.30%
Health Care and Social Assistance	4,502	18.00%
Arts, Entertainment, and Recreation	357	1.40%
Accommodation and Food Services	1,527	6.10%
Other Services (excluding Public Administration)	344	1.40%
Public Administration	2,306	9.20%

are change factor

40%			
assumed share change 2020-2046	2046 Countywide population projection using 2010-2020 AAGR	Increase from 2020	Percent Increase from 2020
0.00%	73,112	10,528	16.8%
1.68%	54,380	8,880	

2024 Population Estimates from OFM	2024 population estimates using 2010- 2020 AAGR	2024 Population estimate Changes per local jurisdiction direction	Final 2024 population estimate used for growth target	2024 estimated share
17,290	17,220	0	17,220	26.7%
9,945	10,416	0	10,416	16.2%
375	397	0	397	0.6%
1,185	1,146	360	1,399	1.8%
34,580	35,060	0	35,060	54.4%
63,375	64,240		64,492	1.00

2029	2030	2031	2032	2033
59,262	59,399	59,524	59,640	59,744
64,746	64,977	65,196	65,404	65,600
71,270	71,855	72,428	72,988	73,536

Share change 2000-2010	Share change 2010-2024	Rate of share change	assumed share change 2024-2046	2046 Projected Population	Increase	Share
-0.77%	-1.79%	-132.35%	-2.37%	17,785	565	24.32%
0.74%	1.24%	66.80%	2.07%	13,320	2,904	18.21%
-0.03%	0.04%	244.26%	0.10%	497	100	0.68%
-0.13%	-0.23%	-84.82%	0.20%	1,488	89	2.03%
0.18%	0.38%	108.12%	0.41%	40,047	4,987	54.76%
				73,138	8,645	1.00

2046 job projection using Mid OFM population		2046 job projection using High OFM population	
Using pop/job ratio	increase	Using pop/job ratio	increase
27,062	2,104	32,062	7,104
6,847	532	8,113	1,798
20,214	1,571	23,950	5,307
2,146	167	2,542	563
1,654	129	1,959	434
218	17	258	57
16,197	1,259	19,190	4,252
total increase	8.4%	total increase	28.5%

Walla Walla City

College Place

	Count	Share
Age 29 or your	3,179	21.30%
Age 30 to 54	7,918	53.00%

Age 55 or older	3,841	25.70%	2020
	Count	Share	
Agriculture, Forestry and Fishing	136	0.90%	
Mining, Quarrying and Oil and Gas Extraction	3	0.00%	
Utilities	94	0.60%	
Construction	430	2.90%	
Manufacturing	722	4.80%	
Wholesale Trade	388	2.60%	
Retail Trade	1,338	9.00%	
Transportation and Warehousing	143	1.00%	
Information	221	1.50%	
Finance and Insurance	463	3.10%	
Real Estate and Rental and Leasing	175	1.20%	
Professional, Scientific, and Technical Services	344	2.30%	
Management of Companies and Enterprises	10	0.10%	
Administrative and Support and Waste Management and Remediation Services	298	2.00%	
Educational Services and Health Care and Social Assistance	1,932	12.90%	
Health Care and Social Assistance	4,177	28.00%	
Arts, Entertainment, and Recreation	256	1.70%	
Accommodation and Food Services	1,346	9.00%	
Other Services (except Public Administration)	305	2.00%	
Public Administration	2,157	14.40%	

2034	2035	2036	2037	2038	2039
59,838	59,922	59,995	60,063	60,123	60,175
65,785	65,959	66,121	66,277	66,425	66,564
74,072	74,596	75,107	75,611	76,107	76,593

increase from
2020

jobs to housing	Pop to jobs	household size	
1.00	2.49	2.35	Walla Walla County
0.97	2.71	2.56	Unincorporated Walla Walla County
1.01	2.41	2.28	Incorporated Walla Walla County
0.47	4.94	2.10	College Place
10.03	0.24	2.09	Prescott
0.38	5.80	2.30	Waitsburg
1.10	2.25	2.34	Walla Walla

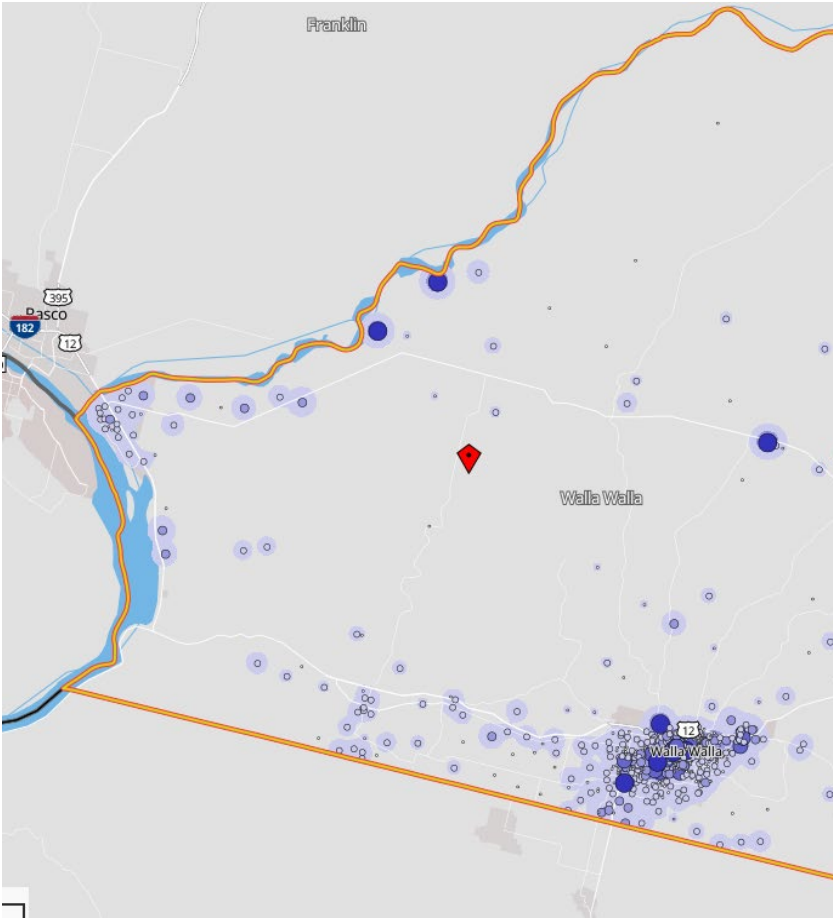
Waitsburg

	Count	Share		Count
Age 29 or you	485	24.50%	Age 29 or youn	28
Age 30 to 54	947	47.90%	Age 30 to 54	97

Age 55 or older	547	27.60%
	Count	Share
Agriculture, Forestry and Fishing	19	1.00%
Mining, Quarrying and Oil and Gas Extraction	2	0.10%
Utilities	1	0.10%
Construction	69	3.50%
Manufacturing	58	2.90%
Wholesale Trade	4	0.20%
Retail Trade	626	31.60%
Transportation and Warehousing	3	0.20%
Information	9	0.50%
Finance and Insurance	103	5.20%
Real Estate and Rental and Leasing	6	0.30%
Professional, Scientific, and Technical Services	22	1.10%
Management of Companies and Enterprises	0	0.00%
Administrative and Support and Waste Management and Remediation Services	31	1.60%
Educational Services and Health Care and Social Assistance	590	29.80%
Health Care and Social Assistance	262	13.20%
Arts, Entertainment, and Recreation	2	0.10%
Accommodation and Food Services	110	5.60%
Other Services (except Public Administration)	13	0.70%
Public Administration	49	2.50%

Age 55 or older	76
	Count
Agriculture, Forestry and Fishing	5
Mining, Quarrying and Oil and Gas Extraction	0
Utilities	0
Construction	2
Manufacturing	25
Wholesale Trade	37
Retail Trade	15
Transportation and Warehousing	0
Information	4
Finance and Insurance	4
Real Estate and Rental and Leasing	1
Professional, Scientific, and Technical Services	16
Management of Companies and Enterprises	0
Administration	3
Educational Services and Health Care and Social Assistance	55
Health Care and Social Assistance	7
Arts, Entertainment, and Recreation	0
Accommodation and Food Services	19
Other Services	0
Public Administration	8

2040	2041	2042	2043	2044	2045	2046
60,219	60,259	60,290	60,313	60,330	60,342	60,351
66,695	66,821	66,937	67,045	67,146	67,241	67,334
					housing	28,604
77,071	77,543	78,004	78,457	78,902	79,340	79,777
					housing	33,890



Prescott

Share		Count	Share
13.90%	Age 29 o	350	23.00%
48.30%	Age 30 t	813	53.30%

Share	37.80%	Age 55 o	362	23.70%
		Count	Share	
	2.50%	Agricultu	46	3.00%
	0.00%	Mining, (	0	0.00%
	0.00%	Utilities	29	1.90%
	1.00%	Constru	0	0.00%
	12.40%	Manufac	1,286	84.30%
	18.40%	Wholesa	0	0.00%
	7.50%	Retail Tr	9	0.60%
	0.00%	Transpo	1	0.10%
	2.00%	Informat	0	0.00%
	2.00%	Finance	0	0.00%
	0.50%	Real Est	0	0.00%
	8.00%	Professi	0	0.00%
	0.00%	Managem	0	0.00%
	1.50%	Adminis	88	5.80%
	27.40%	Educatic	46	3.00%
	3.50%	Health C	0	0.00%
	0.00%	Arts, Ent	5	0.30%
	9.50%	Accomn	9	0.60%
	0.00%	Other Se	0	0.00%
	4.00%	Public A	6	0.40%

2047	2048	2049	2050
60,354	60,352	60,345	60,333
67,420	67,500	67,575	67,645
80,206	80,628	81,045	81,457



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Method C - Rural Sub-allocation
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County Projection Input Data

Description

Provides background on the new housing element requirements adopted in 2021 with House Bill 1220, explains the steps to use the tool, and describes the data sources.

The first step for using the Housing for All Planning Tool (HAPT). Users will select a county, year, and future county population. These inputs will generate the future housing needs projection for the chosen county, including emergency housing and permanent supportive housing. This projection is the basis for Allocation Methods on the following tabs.

This worksheet allocates total countywide net new housing need based on user inputs for percentage share of housing growth to each jurisdiction. In this method all jurisdictions get the same share of new growth at each income level.

NOTE: The same user inputs on this tab are also used for Allocation_Method_B.

This worksheet also allocates total countywide net new housing need based on user inputs for percentage share of housing growth to each jurisdiction. However, Method B allocates growth so that each jurisdiction will have the same percentage share of their total housing supply at each income level by the end of the planning period. This can result in some negative allocations where jurisdictions already have more than their share of projected countywide needs.

NOTE: Use the Allocation Method A tab to input percentage shares for this method.

This worksheet follows the a similar approach as Method A, but allows for allocation to individual unincorporated UGAs along with rural unincorporated areas. There are several minor methodological changes from Method A that are explained in greater detail in the Overview and Instructions tab.

This tab allows users of Allocation Method C to sub-allocate housing need to individual rural areas such as LAMIRDS with infrastructure, master planned communities, and tribal areas. More details are provided in the tab along with on the Overview and Instructions tab.

Presentation of future population calculations for all areas of a selected county, based on a Method C allocation scenario.

Presents input data used to calculate housing needs projections for the selected county. See the Projected Housing Needs Methodology starting on page 28 of “Establishing Housing Targets for Your Community” (Housing Element Book 1) for details. (link on following tab).

Housing for All Planning Tool (HAPT)

Washington State Department of Commerce, Growth Management Services

Updated: October 22, 2024

Summary

This spreadsheet tool should be used to calculate housing needs projections for a selected county, projection year, and target population. This tool also provides three methods for allocating projected countywide housing needs to individual jurisdictions, including cities, towns, and unincorporated areas. Each method allocates projected housing needs based on user-defined percentages of net new housing growth by jurisdiction.

This tool includes countywide housing needs projections based on Washington Office of Financial Management (OFM) Growth Management Act (GMA) population projections released in December 2022. Projected housing needs, including permanent supportive housing (PSH) and emergency housing, are based on user-defined countywide population targets. Established OFM projection series (Low, Medium, and High) are provided for reference for all counties, and PSRC VISION 2050 population targets are provided for applicable counties.

Background

In 2021, the housing element requirements in RCW 36.70A.070(2) were updated with House Bill 1220 (HB 1220) to instruct local governments to "plan for and accommodate housing affordable to all economic segments of the population of the state." This includes an inventory and analysis of existing and projected housing needs, including "units for moderate, low, very low, and extremely low-income households," as well as "emergency housing, emergency shelters, and permanent supportive housing." This tool projects permanent housing needs in the form of housing units; emergency housing and emergency shelter needs are projected in the form of beds, as they are considered temporary housing. Housing needs by income level are presented relative to AMI or Area Median Income. This is a statistic also known as HUD Median Family Income, and it varies by county or metropolitan region. To find HUD Median Family Income for your county as well as income limits adjusted for household size go to <https://www.huduser.gov/portal/datasets/il.html> and click the button under **Access Individual Income Limits Areas**.

Commerce prepared guidance for implementing the 2021 housing element updates in RCW 36.70A.070(2) in 2023. The final guidance was integrated into three guidance documents located on Commerce's "Updating GMA Housing Element" webpage and will be integrated into the Washington Administrative Code in 2024. When identifying projected housing needs for periodic updates with the HAPT tool, jurisdictions must follow the Minimum Standards for Allocation as stated on pages 59-60 in Establishing Housing Targets for Your Community (Housing Element Book 1).

[Commerce Updating GMA Housing Elements website](#)

[Guidance Resource: Establishing Housing Targets for Your Community \(Housing Element Book 1\)](#)

Part 1: Select Countywide Housing Needs Projections

Begin on the "County Projections - START HERE" tab. There are three selection menus on this tab:

- Step 1: Select a County
- Step 2: Select a Projection Year
- Step 3: Select a Population Target

After selecting a county and projection year, OFM population projections will appear in Table 1. For PSRC counties, an additional projection associated with Vision 2050 will appear in this same table. In Step 3, you must enter a countywide population target within the OFM range for the projection year.

After making valid selections for all three parameters, a summary table will appear that displays the countywide projected housing needs, based on the user selections.

Part 2: Choose the Allocation Method

This tool provides three different methods for allocating housing needs for the selected county. These methods are available on the **Allocation Method A**, **Allocation Method B**, and **Allocation Method C** tabs. Method C is very similar to Method A, but adds additional functionality to help jurisdictions better plan for their lower income housing needs.

**** Method A** assumes all housing needs are accommodated through new housing production. All jurisdictions are allocated the same percentage shares of their net new housing growth target by income level.

**** Method B** assumes all jurisdictions accommodate equivalent shares of total countywide housing need at each income level, proportional to their size, in the projection year. In other words, it assumes jurisdictions should be planning to provide the same percentage share of their total housing supply at each income level as needed countywide. So, Method B can result in negative allocations which indicate that the jurisdiction is already providing greater than its projected future share of housing at a given income level. Similarly, in cases where a county chooses to allocate zero net new units to one or more jurisdictions, Method B will still show the increases or decreases necessary for those jurisdictions at each income level to meet countywide share at each income level (and the sum of those changes will equal 0 to match the net new allocation). For emergency housing, in the event that a county has a baseline emergency housing supply that includes one or more "unknown location" beds, the sum of the net new emergency housing allocation to jurisdictions may not match the countywide net new emergency housing need. See Commerce guidance in Establishing Housing Targets for Your Community (Housing Element Book 1) for a more detailed discussion (pages 61-68).

**** Method C** follows the same approach as Method A, with the following changes (1) all countywide housing needs for 0-50% of AMI and emergency housing needs are allocated only to cities and unincorporated UGAs, because new housing at 0-50% of AMI is not typically feasible in rural areas, and (2) it allows the user to also enter allocation shares of future housing for specific Unincorporated UGAs, with an additional option for rural sub-areas if desired. Method C is particularly important for counties to use if they jointly plan their urban growth areas with the cities or the cities plan for the urban growth areas of the counties.

Part 3: Enter Jurisdiction Shares for Allocation

If you selected **Method A or B**, start on the **Allocation Method A** tab. Enter the percentage shares of new housing growth that are planned to occur within each jurisdiction. These shares of growth should reflect the adopted shares of population or housing growth as coordinated by the county with its constituent jurisdictions. In the left-most column the user can input these percentages for each individual jurisdiction into the blue cells. These percentages must add up to 100%, and user inputs are limited to two decimal points. If they do not, the tool provides feedback for how many percentage points need to be added or subtracted to reach a sum of 100%. Once the percentages add up to 100%, the cell turns green and the message "Met Target" appears. These same percentages are mirrored on the **Allocation Method B** tab and are inputs to the allocation for both methods.

If you selected **Method C**, go straight to the **Allocation Method C** tab and enter the percentage share of new countywide housing growth to allocate to each incorporated area, unincorporated UGA, and rural areas, so that the total share adds up to 100%. By default, all countywide housing needs for 0-50% AMI are allocated only to cities and unincorporated UGAs, and these areas therefore receive a slightly lower share of the countywide need for >120% AMI. Rural areas receive no initial allocation of countywide needs at the 0-50% AMI level, and therefore receive a slightly higher share of countywide needs for >120% AMI.

Method C includes a "Minimum allocation to urban areas" percentage that varies by county and population target. For this

Method C include a minimum allocation to urban areas percentage that varies by county and population target. For this allocation method to work properly, the percentage user allocation shares in urban growth areas (incorporated and/or unincorporated) must add up to at least the minimum allocation amount. This minimum percentage ensures that there is enough allocation to urban areas to accommodate the entire 0-50% AMI countywide housing needs as well as their collective share of countywide 50-120% AMI housing needs. If the user allocation shares in urban areas are less than the minimum, HAPT will automatically increase the shares to urban areas to ensure all housing needs are allocated. These increased shares are shown in the "Actual" column (H) right next to the "User Input" column (G).

Method C also allows the user to make additional adjustments and allocations for rural sub-areas if desired, which may include allocations at the 0-50% of AMI level. These sub-area allocations are done on the **Method C – Rural Sub-allocation** tab, which contains more instructions related to that process. If the user chooses to manually allocate 0-50% AMI housing growth to one or more rural sub-areas on this tab, the tool will (1) subtract this amount from the initial 50-80% AMI rural allocation, to ensure that the total rural allocation is consistent with its designated share of countywide growth; and (2) subtract 0-50% AMI rural growth from the initial 0-50% AMI allocation for unincorporated UGAs (with a corresponding increase for 50-80% AMI in unincorporated UGAs to similarly ensure that their total allocation matches the total designated share for unincorporated UGAs countywide).

Note: When sub-allocating housing at 0-50% of AMI to rural areas (using Method C - Rural Sub-allocation tab), jurisdictions should ensure these areas have adequate utilities and infrastructure to support densities that allow the more dense housing types affordable at these income levels (RCW 36.70A.070(5)(d)(i)(C)). Additionally, in most cases, 0-30%AMI PSH is not appropriate in rural areas if there are not supporting services and providers.

Part 4 (optional): Copy Allocations for Further Refinement

If the user wishes to make additional refinements to the allocations provided by HAPT, they can copy the allocations in this tool and paste them into a new spreadsheet **as values**. Then they can make manual adjustments as needed. Please note that if you do not **paste as values**, some errors may appear since many cells are calculated fields. Pasting as values will also remove the functions that automatically allocate and summarize. It is the responsibility of counties working in collaboration with cities to ensure the final allocations sum to countywide housing need and are consistent with the Minimum Standards for Allocation as stated in the Commerce guidance (Establishing Housing Targets for Your Community).

Notes on Data Sources

For a more detailed discussion of projection methodology and data sources, see Commerce's Establishing Housing Targets for Your Community (Housing Element Book 1).

>120% AMI Housing Needs: These allocation numbers are shown with gray shading to remind the user that there are no requirements to allocate units for those above-moderate income housing needs. The tool shows these numbers to ensure that the sum of all income levels (including PSH) add up to the Total Permanent Housing Needs by Income Level.

PSH baseline bed counts: The data for baseline PSH comes from the Housing Inventory Count (HIC), an annual report prepared for the U.S. Department of Housing and Urban Development (HUD), which is measured in the number of beds available. Many of these beds may be for individuals living alone, where one bed is equivalent to one housing unit. However, PSH may also be offered in shared housing arrangements or as family units. In these cases, multiple beds may be within one unit of housing. The current project reports data for needed PSH in units rather than beds. Some of these units will include multiple beds, based on the family and living arrangements for those in need in the community. For cities that are split across multiple counties, PSH baseline beds are allocated to each section of the city based on that section's share of the city's total baseline housing supply.

Emergency Housing: Emergency housing needs are allocated separately because they are temporary housing needs and are not included in the total permanent housing needs. Data for baseline emergency housing bed counts and the number of persons experiencing homelessness are drawn from the HIC, the Homeless Management Information System (HMIS) operated by the Washington State Department of Commerce, and the Snapshot of Homelessness report, created by the Department of Social and Health Services (DSHS) Research and Data Analysis (RDA) unit.

Urban Growth Areas: In Method C, the list of Unincorporated UGAs that appear for each county comes from a dataset published by the Washington State Department of Ecology and the Office of the Chief Information Officer. It was last updated in May 2023 by collecting city limits and urban growth area boundary information from each of Washington's 39 counties, where available, and the Washington State Department of Transportation. The dataset lists the full Urban Growth Area name, an associated incorporated urban area (city or town) if applicable, and one or more associated unincorporated urban areas, if applicable. For example, the Arlington UGA in Snohomish County is associated with the City of Arlington along with one unincorporated UGA (named "Arlington - Unincorporated UGA" in the dataset). Other UGAs may have more than one associated unincorporated UGA. For example, the Spokane UGA in Spokane County is associated with 9 individually named unincorporated UGAs, all of which are adjacent to the City of Spokane. In cases where more than one named unincorporated UGA are associated with a city or town, the unincorporated UGAs are combined for the purposes of allocation and listed in the table as a single unincorporated UGA.

Baseline housing units by affordability level: This spreadsheet also includes data about the 2020 housing supply by affordability level relative to AMI. The primary source used to develop these estimates is HUD's Comprehensive Housing Affordability Strategy (CHAS) data, which are based on U.S. Census American Community Survey 5-year estimates for 2014-2018. This was supplemented by analysis of U.S. Census Public Use Microdata Sample (PUMS) data for the same timeframe. The affordability of rental units and owner-occupied units was evaluated differently, as follows.

- **Rental Units:** CHAS data classifies rental units by affordability level. However, it groups all rental units affordable above 80% of AMI. So supplemental analysis of PUMS data was conducted to estimate the percent of these units affordable to households in these categories: >80-100% AMI; >100-120% AMI; >120% AMI.
- **Owner-Occupied Units:** CHAS data includes a field called VHUD which estimates the affordability level of the home to a new buyer based on present home value and assumptions about income needed to afford a standard mortgage. We use this field to classify owner-occupied homes into affordability levels based on the assumption that over the course of the 20-year planning period most if not all units will be sold to new owners. CHAS data groups all owner-occupied homes affordable below 50% AMI. This analysis assumes all these homes fall in >30-50% AMI. Additionally, CHAS groups all owner-occupied homes affordable above 100% of AMI. Therefore, additional PUMS analysis is used to estimate the percent of these units that are affordable >100-120% AMI and >120% AMI.
- Finally, we use this analysis to determine the percentage of the entire housing stock as of 2018 by affordability level. We then apply these percentages to the estimated housing supply in 2020.

Housing Needs Projections for Selected County, Projection Year, and Population Target
Complete Steps 1, 2, and 3 to access countywide projections

→

Step 1

Select a County

Walla Walla

✓

Table 1: OFM GMA Population Projections for Walla Walla County
Walla Walla County Projected Population, 2046

Projected Population (2046)

→

Step 2

Select a Projection Year

2046

✓

Table 2: Projected Countywide Housing Needs for Walla Walla County
Population Target = 73,112

→

Step 3

Enter Population Target in Range

73,112

✓

Total Future Housing Needed (2046)**
Estimated Housing Supply (2020)*
Net New Housing Needed (2020-2046)

* 2020 supply excludes homes in recreational use. See [Table 1](#) for details.
** Total Future Housing Needed (2046) excludes 2020 population.

Instructions:

- Step 1: Select a county; Step 2: select projection year

- Next, Table 1 will present OFM GMA population projections for your county and year inputs. For future projections, the population target is used to determine the projected population in 2046.

- Step 3: Enter your county's population target. This is the total population projected for the selected county in 2046.

- After completing Step 3, Table 2 will present projected countywide housing needs based on the use of the population target.

ulation Target

ions, 2046

Low	Medium	High
60,351	67,334	79,777

g Needs Based on User Inputs

Affordability Level (% of Area Median Income)							
Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+
	Non-PSH	PSH					
28,879	1,898	830	5,301	8,325	4,073	2,766	5,686
24,580	619	63	4,373	8,037	3,904	2,554	5,030
4,299	1,279	767	928	288	169	212	656

pply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2046) are in housing units. .
20 homes in recreational use.

PSRC counties, selecting projection year 2044 will also present VISION 2050 population projections.
ted year. The value must be within the range shown in Table 1.
r inputs.

**Emergency
Housing/Shelter
Beds**

129

129

0

See *Overview tab* for details.



**Walla Walla
County**

**User Input - %
Share of
Countywide
Housing Growth.
Values must sum
to 100%**

20.00 %

**Unincorporated
Walla Walla County**

20.00 %

College Place city

47.00 %

Prescott city

5.00 %

Waitsburg city

5.00 %

Walla Walla city

Projection Year: 2046
Population Target = 73,112

	Total	Permanent Housing	
		0-30%	PSH
	Non-PSH		
Countywide Estimated Housing Supply (2020)	24,580	619	63
Countywide Additional Units Needed (2020-2046)	4,299	1,279	767
Sum of Allocation to Jurisdictions (from User Inputs)	4,171	1,241	744

97.00%	<-- Sum of user inputs for
Increase 3.00	100%, in

	Total	Permanent Housing	
		0-30%	PSH
	Non-PSH		
Estimated Housing Supply (2020)	6,149	285	0
Allocation Method A (2020-2046)	860	256	153
Estimated Housing Supply (2020)	4,177	24	7
Allocation Method A (2020-2046)	860	256	153
Estimated Housing Supply (2020)	152	5	0
Allocation Method A (2020-2046)	2,021	601	361
Estimated Housing Supply (2020)	531	16	0
Allocation Method A (2020-2046)	215	64	38
Estimated Housing Supply (2020)	13,571	289	56
Allocation Method A (2020-2046)	215	64	38

Housing Needs by Income Level (% of Area Median Income)				
>30-50%	>50-80%	>80-100%	>100-120%	>120%
4,373	8,037	3,904	2,554	5,030
928	288	169	212	656
900	279	164	206	636

Emergency Housing Needs (Temporary)
129
0
0

D

3%

for jurisdiction shares of county future net housing need. If below increase shares. If above 100%, decrease shares.

Housing Needs by Income Level (% of Area Median Income)				
>30-50%	>50-80%	>80-100%	>100-120%	>120%
739	1,152	796	1,014	2,163
186	58	34	42	131
1,141	1,245	871	309	580
186	58	34	42	131
75	51	17	1	3
436	135	79	100	308
189	163	66	31	66
46	14	8	11	33
2,229	5,426	2,154	1,199	2,218
46	14	8	11	33

Emergency Housing Needs (Temporary)
0
0
0
0
0
0
0
0
129
0

Dis

5%

1%

3%

3%

2%

istribution of Estimated Units by Affordability Level (2020) - Countywide

Dis

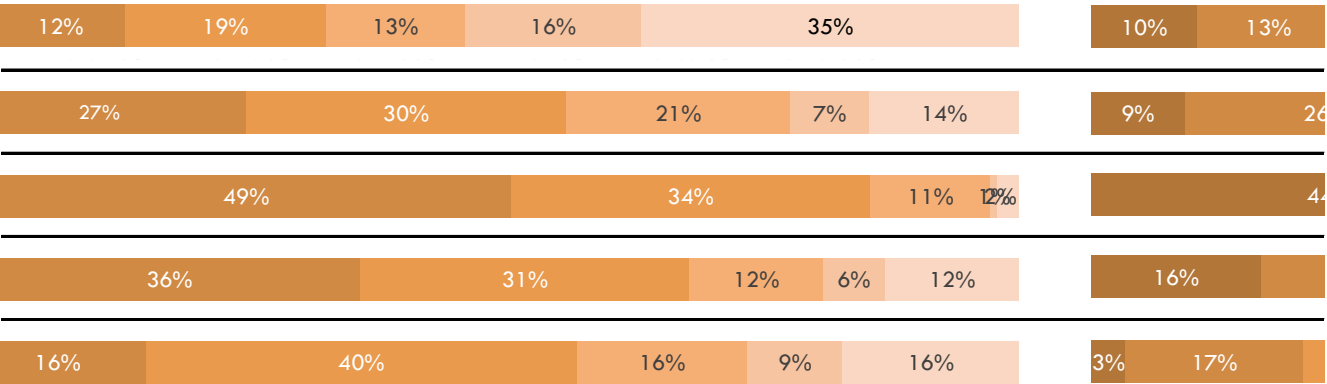


Income Level (% of Area Median Income)

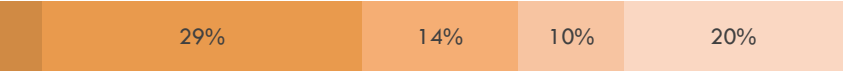


tribution of Estimated Units by Affordability Level (2020) - JURISDICTIONS

Distribu



Distribution of Units Needed in 2046, Countywide



>120%

Distribution of Units in 2046, Based on Allocation of Need					Change in the Share by	
					0-30%	>30-50%
	17%	12%	15%	33%	+5.3	+1.2
5%	26%	18%	7%	14%	+8.2	-1.0
4%	24%	9%	4%	5%	+41.2	-25.8
	32%	24%	10%	6%	+12.8	-4.0
	39%	16%	9%	16%	+1.1	+0.1

r Affordability Level (2020-2046, percentage points)

>50-80%	>80-100%	>100-120%	>120%
-1.5	-1.1	-1.4	-2.4
-3.9	-2.9	-0.4	+0.2
-25.0	-6.7	+4	+12.4
-6.9	-2.4	-0.3	+0.8
-0.5	-0.2	-0.1	0.0

Walla Walla
County

% Share of
Countywide Housing
Growth. Values must
sum to 100% (From
Allocation Method A)

<-- Note: these
shares are tied to
user inputs from
Allocation Method A
sheet

20.00 %	Unincorporated Walla Walla County
20.00 %	College Place city
47.00 %	Prescott city
5.00 %	Waitsburg city
5.00 %	Walla Walla city

Projection Year: 2046
Population Target = 73,112

	Total	Permanent Housing	
		0-30% Non-PSH	PSH
Countywide Estimated Housing Supply (2020)	24,580	619	63
Countywide Total Housing Needs(2046)	28,879	1,898	830
Countywide Additional Units Needed (2020-2046)	4,299	1,279	767
Sum of Allocation to Jurisdictions (from User Inputs)	4,170	1,271	763

100.00%	<-- Sum of user inputs for
Met Target	inci

	Total	0-30%	
		Non-PSH	PSH
Estimated Housing Supply (2020)	6,151	286	0
Allocation Method B (2020-2046)	860	175	202
Estimated Housing Supply (2020)	4,176	24	7
Allocation Method B (2020-2046)	860	307	138
Estimated Housing Supply (2020)	152	5	0
Allocation Method B (2020-2046)	2,021	138	62
Estimated Housing Supply (2020)	530	16	0
Allocation Method B (2020-2046)	215	33	21
Estimated Housing Supply (2020)	13,571	289	56
Allocation Method B (2020-2046)	215	617	340

Housing Needs by Income Level (% of Area Median Income)

>30-50%	>50-80%	>80-100%	>100-120%	>120%
4,373	8,037	3,904	2,554	5,030
5,301	8,325	4,073	2,766	5,686
928	288	169	212	656
904	251	151	200	631

Emergency Housing Needs (Temporary)

129
129
0
-1

* See Overview about instances of emergency housing countywide net r

jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.

Income Level (% of Area Median Income)

>30-50%	>50-80%	>80-100%	>100-120%	>120%
739	1,152	796	1,014	2,164
548	869	193	-342	-784
1,141	1,245	871	309	580
-216	207	-161	173	412
75	51	17	1	3
324	576	289	207	425
189	163	66	31	66
-53	52	39	41	81
2,229	5,426	2,154	1,199	2,218
301	-1,452	-210	121	497

Emergency Housing Needs (Temporary)

0
31
0
22
0
10
0
3
129
-67

and Instructions for information
when the sum of jurisdiction
ing allocations does not match the
need

Walla Walla County

100.00%

Met Target



Sum of user inputs for jurisdiction shares. If below 100%, increase shares. If above 100%, decrease shares.

Countywide Estimated Housing Growth
Countywide Total Housing Growth
Countywide Additional Housing Growth

81.93%

87.40%

User Input - % Share of Countywide Housing Growth. Values must sum to 100%

		User Input	Actual
College Place	City	18.21	18.17 %
	Unincorporated UGA	2.00	1.98 %
Prescott	City	0.68	0.67 %
	Unincorporated UGA	0.10	0.07 %
Waitsburg	City	2.03	2.05 %
	Unincorporated UGA	0.60	0.58 %
Walla Walla	City	54.76	54.80 %
	Unincorporated UGA	5.00	5.02 %
Burbank			
	Unincorporated UGA	4.02	4.05 %
Attalia Industrial			
	Unincorporated UGA	0.00	0.00 %
Unincorporated Rural			
	Rural	12.60	12.61 %

	Total	Permanent Housing Needs by Income Level			
		0-30%		>30-50%	>50-80%
		Non-PSH	PSH		
Housing Supply (2020)	24,580	619	63	4,373	8,037
Housing Needs (2046)	28,879	1,898	830	5,301	8,325
Units Needed (2020-2046)	4,299	1,279	767	928	288

← Minimum allocation to urban areas (cumulatively) to accommodate needs at all affordability levels. This value is based on the minimum allocation to urban areas from user inputs.

← Urban area combined % allocation from user inputs

HOUSING ALLOCATION FROM SELECTED AREAS

Future Population (2046)	Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level			
		0-30%		>30-50%	>50-80%
		Non-PSH	PSH		
11,718	781	266	160	193	52
562	85	29	18	21	6
445	29	10	6	7	2
19	3	1	1	1	0
1,368	88	30	18	22	6
81	25	9	5	6	2
39,740	2,356	802	480	582	157
3,263	216	73	44	53	15
2,557	174	59	35	43	12
4	0	0	0	0	0
13,354	542	0	0	0	36

Level (% of Area Median Income)		
>80-100%	>100-120%	>120%
3,904	2,554	5,030
4,073	2,766	5,686
169	212	656

Emergency Housing Needs (Temporary)
129
129
0

varies by county and population target.

ESTIMATED SHARES

Level (% of Area Median Income)		
>80-100%	>100-120%	>120%
31	38	41
3	4	4
1	1	2
0	0	0
3	4	5
1	1	1
93	117	125
9	11	11
7	9	9
0	0	0
21	27	458

Emergency Housing Needs (Temporary)
0
0
0
0
0
0
0
0
0
0
0
0

ESTIMATE

NOTE: 2020 supply by income level

	Total
College Place city	4,177
Unincorporated UGA	142
Prescott city	152
Unincorporated UGA	9
Waitsburg city	531
Unincorporated UGA	12
Walla Walla city	13,571
Unincorporated UGA	1,042
Unincorporated UGA	692
Unincorporated UGA	1
Rural	4,251

ATED 2020 HOUSING SUPPLY BY AFFORDABILITY LEVEL

level (% of Area Median Income) is only available for cities and towns. Total 2020 supply is provided for unincorporated UGAs and rural areas

0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
Non-PSH	PSH					
24	7	1,141	1,245	871	309	580
5	0	75	51	17	1	3
16	0	189	163	66	31	66
289	56	2,229	5,426	2,154	1,199	2,218

- These instructions for counties using Allocation Method C that wish to sub-allocate growth to defined areas outside development (LAMIRDs), master planned communities, or tribal areas.
- In Column D, add individual non-UGA rural areas for sub-allocation, such as LAMIRDS with infrastructure.
- Manually input housing unit targets for each listed sub-allocation area by affordability level. The Remaining Rural Allocation that hasn't been sub-allocated.
- If your sub-allocations include units below 50% of AMI, these will be subtracted from the Total Unincorporated UC.
- Overview and Instructions tab for more details.
- If you exceed the cumulative maximum rural 0-50% allocation, a note will pop up showing the cumulative # of un-

Counties and cities may opt to work together to shift 0-50% AMI housing from cities to the unincorporated county¹ so, please see Part 4 (optional): Copy allocations for Further Refinement on the Overview and Instructions tab.

Maximum Rural 0-50% Allocation:	36	<i>Note: This is the cumulative max for 0-50% allocation ensures the accommodation of household</i>
Total Rural 0-50% User Allocation:	0	<i>Note: This number sums the user-inputted allocation</i>

ENTER SUI

Walla Walla County Rural Area Sub-Allocation

by location	Total	0-30%		>30-50%
		Non-PSH	PSH	
Total Incorporated		1107	664	804
Total Unincorporated	1,046	172	103	124
Total Unincorporated UGA	504	172	103	124
Total Unincorporated Rural	542	0	0	0
	<i>Total</i>	<i>Non-PSH</i>	<i>PSH</i>	<i>>30-50%</i>
<i>Remaining Rural Sub-allocation</i>	<i>36</i>	<i>36</i>	<i>36</i>	<i>36</i>
Remaining Rural Allocation	542	0	0	0

of UGAs, such as local areas of more intense rural

l Area Allocation will update to include all Rural

GA allocation on the Allocation Method C tab. See the

its to reduce to fall below the maximum threshold.

s rural areas, an action not supported in this tool. To do

. Individual category maximums are lower, and are indicated below. The maximum
using needs at all affordability levels. This varies by county and population target
ocations from the table, below

B-ALLOCATIONS BELOW

>50-80%	>80-100%	>100-120%	>120%	Emergency Housing Needs (Temporary)
218	128	160	172	0
70	41	52	484	0
34	20	25	26	0
36	21	27	458	0
36	21	27	458	0

Calculations for Future Population in Incorporated and Unincorporated Areas

Countywide 2020 Conditions and 2046 Projections

* For more information about Group Quarters population, click here <https://www.census.gov/glossary>

** Some instances of average household size calculations may not be accurate due to data limitations

2020 Conditions				Total Population (2046)
Household Population (2020)	Group Quarters (GQ) and Homeless Population (2020)*	Occupied Housing Units (2020)	Average HH Size (2020)	
57,228	5,356	23,082	2.48	73,000

Countywide Household Size Calculation

Ratio of future (2046) to current (2020) average household (HH) size

$$\text{Average HH Size (2046)} / \text{Average HH Size (2020)} = 1.00$$

Area Calculations (Cities/Towns, Unincorporated UGAs, and Rural Areas)

		2020 Conditions		
Area Name	Type	Household population (2020)	Group quarters and homeless population (2020)*	Occupied housing units (2020)
College Place	City	8,643	1,259	3,748
	Unincorporated UGA	347	0	129
Prescott	City	372	0	139
	Unincorporated UGA	12	0	5
Waitsburg	City	1,166	0	480
	Unincorporated UGA	29	0	13
Walla Walla	City	30,102	3,958	12,601
	Unincorporated UGA	2,702	0	983
Burbank	Unincorporated UGA	2,051	0	665
Attalia Industrial	Unincorporated UGA	4	0	1
Unincorporated Rural	Rural	11,800	139	4,318

Incorporated Areas

County	Projection Year
Walla Walla	2046

[y/?term=Group+quarters+population](#)

2046 Projection				
Population (2046)	Household Population (2046)	Group Quarters Population (2046)*	Occupied Housing Units (2046)	Average HH Size (2046)
112	67,274	5,838	27,146	2.48

Areas)	Notes for future population calculation			
	Net new housing unit allocation from Allocation Method C	Assumption that 6% of the net new housing stock will be vacant	The sum of 2020 occupied housing units and 2046 net new allocation with a 94% occupancy rate	Total occupied units (2046) x Avg. HH size in 2020 x 1 (county ratio of 2046 HH size to 2020 HH size)
	User Allocation	Vacancy		
Area avg. HH size (2020)**	Total net new housing unit allocation	Assumed occupancy rate	Total occupied units (2046)	Preliminary HH population (2046)
2.31	781	94%	4,482	10,332
2.69	85	94%	209	562
2.68	29	94%	166	445
2.40	3	94%	8	19
2.43	88	94%	563	1,366
2.23	25	94%	37	81
2.39	2,356	94%	14,816	35,377
2.75	216	94%	1,186	3,259
3.08	174	94%	829	2,554
4.00	0	94%	1	4
2.73	542	94%	4,827	13,187

ion methodology		
2020 area share of countywide GQ population x projected countywide 2046 GQ population	Preliminary HH population (2046) + GQ population (2046)	Preliminary future HH population scaled to fit the countywide 2046 population projection
		Final Adjustment
Group quarters population (2046)*	Preliminary future population (2046)	Final future population (2046)
1,372	11,704	11,718
0	562	562
0	445	445
0	19	19
0	1,366	1,368
0	81	81
4,314	39,691	39,740
0	3,259	3,263
0	2,554	2,557
0	4	4
151	13,338	13,354

County, Projection Year, and Population Target from User Input

County: **Walla Walla**
Year: **2046**

Future Population Target	Projected Future Group Quarters (GQ) Pop	Projected Future Household (HH) Pop
73,112	5,838	67,274

* Calculated as Future Household Population divided by Future Household Size. The

** If existing housing supply exceeds projected Total Future Housing Need, and no Housing Need must be at least sufficient to address this household growth, even if housing supply.

Affordability Level (% of AMI)	Housing Needed to Eliminate Existing Renter Cost Burden	Housing Needed for Existing Homeless Population
0-30% <i>0-30% (Not PSH)</i> <i>PSH</i>	1,629	247
>30%-50%	740	27
>50-80%	43	-
>80-100%	7	-
>100-120%	58	-
>120%	-	-
Total	2,477	274

Projected Emergency Housing Net Need: 2020-2046

*** This column represents housing needed to address projected household growth. If housing need for the existing cost burdened and homeless population is subtracted according to the income level percentages in the previous column. If housing need set to zero.

Projection Model Input Data for All Counties

Average Household Size (Projections based on OFM's projected population by age)

[See the Projected Housing Needs Methodology starting on page 28 of "Establishing Housing Targets for Y](#)

County	2020 Census Total Population	2020 Census Group Quarter (GQ) Pop	2020 Census Occupied HU (proxy for 2020 Households)
Adams	20,613	342	6,228
Asotin	22,285	248	9,349

Benton	206,873	1,242	76,369
Chelan	79,141	1,654	30,296
Clallam	77,155	1,778	34,113
Clark	503,311	3,761	187,188
Columbia	3,952	70	1,765
Cowlitz	110,730	928	42,787
Douglas	42,938	592	15,415
Ferry	7,178	122	3,140
Franklin	96,749	3,435	28,748
Garfield	2,286	22	964
Grant	99,123	2,200	34,078
Grays Harbor	75,636	2,909	29,869
Island	86,857	1,710	35,917
Jefferson	32,977	689	15,707
King	2,269,675	44,337	917,764
Kitsap	275,611	8,453	105,803
Kittitas	46,468	1,169	18,650
Klickitat	22,735	636	9,213
Lewis	82,149	776	31,693
Lincoln	10,876	67	4,528
Mason	65,726	2,455	25,505
Okanogan	42,104	1,323	16,942
Pacific	23,365	346	10,514
Pend Oreille	13,401	146	5,621
Pierce	920,393	23,291	339,840
San Juan	17,788	121	8,446
Skagit	129,523	1,462	50,371
Skamania	11,604	458	4,748
Snohomish	827,957	9,101	306,828
Spokane	539,339	17,407	212,470
Stevens	46,445	259	18,805
Thurston	294,793	4,733	115,397
Wahkiakum	4,422	18	1,884
Walla Walla	62,584	5,356	23,082
Whatcom	226,847	6,032	90,123
Whitman	47,973	6,518	18,650
Yakima	256,728	4,041	85,882



Target Vacancy Rate: **6%**

Projected Future HH Size	Projected Total Future Households*	Net New Households (2020 - 2046)	Total Future Housing Need (including vacant units)
2.4783	27,146	4,064	28,878

is allows calculation of Net New Households to determine if the chosen population target will result i

net increase in households is projected, then Net Housing Need equals zero. If the population target existing housing supply exceeds Total Future Housing Need. In all other cases, Net Housing Need equ

Housing Need for Cost Burdened + Homeless	Pct. of Households by Income Level (2018)	Remaining Housing Need to Address Household Growth***	Projected Future Net New Permanent Supportive Housing (PSH) Need
1,876	11.0%	170	767
767	10.4%	161	
43	15.8%	245	
7	10.4%	162	
58	9.9%	154	
-	42.4%	656	
2,751	100.0%	1,548	

th, after accounting for housing needs for cost-burdened households and the existing homeless popu
d from the Projected Net Housing Need for HH Growth in the table above, and the remaining housing
for cost burdened households and homeless exceed the Projected Net Housing for HH Growth, the \

ge ranges)

[our Community" \(Housing Element Book 1\) for details.](#)

	2044	2045	2046
2020 Average HH Size (2020 Census)	Proj Future HH Size (2044)	Proj Future HH Size (2045)	Proj Future HH Size (2046)
3.2548	3.1564	3.1579	3.1578
2.3572	2.2527	2.2538	2.2546

2.6926	2.5114	2.5088	2.5066
2.5577	2.4183	2.4173	2.4160
2.2096	2.1723	2.1722	2.1709
2.6687	2.4610	2.4572	2.4540
2.1994	2.2684	2.2684	2.2684
2.5662	2.4583	2.4583	2.4583
2.7471	2.5059	2.5059	2.5059
2.2471	2.3563	2.3563	2.3563
3.2459	2.8838	2.8838	2.8838
2.3485	2.4741	2.4741	2.4741
2.8442	2.5869	2.5869	2.5869
2.4349	2.3786	2.3786	2.3786
2.3707	2.3313	2.3313	2.3313
2.0556	2.0242	2.0242	2.0242
2.4247	2.2403	2.2363	2.2351
2.5251	2.4938	2.4967	2.4998
2.4289	2.4587	2.4615	2.4608
2.3987	2.2987	2.3003	2.3019
2.5675	2.5595	2.5619	2.5636
2.3871	2.4450	2.4495	2.4552
2.4807	2.4336	2.4348	2.4352
2.4071	2.4005	2.4066	2.4111
2.1894	2.2205	2.2259	2.2296
2.3581	2.3122	2.3158	2.3200
2.6398	2.4142	2.4090	2.4056
2.0918	2.0659	2.0688	2.0700
2.5424	2.4166	2.4150	2.4126
2.3475	2.1506	2.1495	2.1499
2.6688	2.4752	2.4712	2.4695
2.4565	2.2966	2.2931	2.2902
2.4560	2.3725	2.3745	2.3756
2.5136	2.3535	2.3497	2.3466
2.3376	2.3037	2.3094	2.3105
2.4793	2.4747	2.4773	2.4783
2.4502	2.3305	2.3279	2.3248
2.2228	2.1508	2.1522	2.1558
2.9423	2.7466	2.7441	2.7413

Total Future Housing Need Minus Existing Housing Supply	Projected Net Housing Need for HH Growth**
4,298	4,298

in a net gain or loss of households in the county.

would result in a net gain of households, Net
als Total Future Housing Need minus existing

Total Net New Housing Need 2020-2046
2,046
1,279
767
928
288
169
212
656
4,299

-

ilation. The combined
g units are distributed
values in this column are

2047	2048	2049	2050
Proj Future HH Size (2047)	Proj Future HH Size (2048)	Proj Future HH Size (2049)	Proj Future HH Size (2050)
3.1577	3.1575	3.1574	3.1573
2.2555	2.2563	2.2572	2.2580

2.5044	2.5023	2.5001	2.4979
2.4147	2.4134	2.4122	2.4109
2.1696	2.1683	2.1670	2.1657
2.4509	2.4477	2.4445	2.4414
2.2684	2.2684	2.2684	2.2684
2.4583	2.4583	2.4583	2.4583
2.5059	2.5059	2.5059	2.5059
2.3563	2.3563	2.3563	2.3563
2.8838	2.8838	2.8838	2.8838
2.4741	2.4741	2.4741	2.4741
2.5869	2.5869	2.5869	2.5869
2.3786	2.3786	2.3786	2.3786
2.3313	2.3313	2.3313	2.3313
2.0242	2.0242	2.0242	2.0242
2.2339	2.2327	2.2314	2.2302
2.5029	2.5061	2.5092	2.5123
2.4602	2.4595	2.4589	2.4582
2.3035	2.3051	2.3066	2.3082
2.5653	2.5670	2.5687	2.5703
2.4610	2.4667	2.4724	2.4781
2.4357	2.4361	2.4365	2.4369
2.4156	2.4201	2.4246	2.4291
2.2332	2.2369	2.2405	2.2442
2.3242	2.3283	2.3325	2.3367
2.4023	2.3990	2.3957	2.3924
2.0711	2.0723	2.0735	2.0747
2.4103	2.4079	2.4055	2.4031
2.1503	2.1507	2.1511	2.1515
2.4678	2.4661	2.4645	2.4628
2.2873	2.2844	2.2815	2.2785
2.3768	2.3780	2.3792	2.3804
2.3435	2.3404	2.3373	2.3342
2.3115	2.3126	2.3136	2.3147
2.4793	2.4803	2.4813	2.4823
2.3218	2.3187	2.3157	2.3126
2.1593	2.1629	2.1665	2.1700
2.7385	2.7358	2.7330	2.7302

2020 Housing Supply (Adjusted to remove recreational and migrant worker housing not available to house full-time population.)

2020 Census Housing Units (HU)	2020 Recreational and Migrant Units (ACS 5-Year Estimates, Table B25004)	2020 Housing Units (excluding Recreational and Migrant Units)
6,735	81	6,654
10,034	184	9,850

80,076	634	79,442
37,267	6,336	30,931
37,930	2,182	35,748
195,036	1,031	194,005
2,190	217	1,973
45,424	452	44,972
17,318	1,212	16,106
4,059	976	3,083
29,740	133	29,607
1,194	36	1,158
38,635	3,609	35,026
36,058	4,004	32,054
41,922	4,650	37,272
19,087	2,236	16,851
969,234	8,283	960,951
113,248	2,334	110,914
23,743	3,768	19,975
10,533	554	9,979
35,412	2,211	33,201
5,732	782	4,950
33,269	6,392	26,877
21,720	4,024	17,696
16,034	5,489	10,545
7,938	1,723	6,215
359,489	3,690	355,799
13,772	5,131	8,641
55,744	2,782	52,962
5,796	746	5,050
321,523	4,175	317,348
224,019	2,178	221,841
22,242	2,670	19,572
121,438	1,104	120,334
2,189	223	1,966
24,971	391	24,580
100,064	4,847	95,217
20,922	108	20,814
90,504	1,079	89,425

Group Quarters (GQ) Population

2020 GQ Pop (excluding homeless*)	GQ Pop (excluding homeless) as Pct. of Total Pop
113	0.55%
208	0.93%

838	0.41%
825	1.04%
1,354	1.75%
1,966	0.39%
35	0.89%
592	0.53%
93	0.22%
53	0.74%
2,770	2.86%
22	0.96%
535	0.54%
2,312	3.06%
1,570	1.81%
479	1.45%
28,918	1.27%
7,254	2.63%
1,073	2.31%
30	0.13%
419	0.51%
67	0.62%
2,298	3.50%
338	0.80%
185	0.79%
100	0.75%
18,021	1.96%
21	0.12%
791	0.61%
14	0.12%
6,099	0.74%
12,546	2.33%
152	0.33%
2,901	0.98%
7	0.16%
4,997	7.98%
4,962	2.19%
6,429	13.40%
2,000	0.78%

* The 2020 Census reported counts of people living in “Other Noninstitutional Facilities.” Much of this category consists of people experiencing homelessness living in shelters. For purposes of projecting future housing need, we assume that these residents will become part of the household population. In other words, we assume there should be enough housing units available to accommodate them in permanent housing. See the Methodology report for details.

	#	Step
	1	Base point in time
	2	Study area boundaries
		Data Collection and Calculating Gross Developable Area
	3	Parcel Data
	4	Pipeline Development
	5	Easements and tracts

CALCULATING DEVELOPABLE AREA FOR EACH PARCEL

6

Publicly owned and tax exempt properties

7

Other lands that should be removed

8

Critical Areas

	9	Critical Area Buffers
	10	Developable Area
		LCA Types
		Summary
	11	Vacant Parcels

LAND CAPACITY ANALYSIS PARCEL TYPES	12	Partially-used Parcels
	13	Under-utilized Parcels
	14	Fully Developed Parcels
	15	LCA parcel summary
		Deductions and Market Factors

NET DEVELOPABLE AREA	16	Vacant parcel deduction
	17	Partially-used parcel deduction
	18	Under-utilized parcel deduction
	19	Infrastructure deduction

	20	Buffer deduction
	21	Net Developable Area
		Housing and Employment Capacity

TOTAL CAPACITY	22	Assumed Density for zones allowing residential development
	23	Gross Residential Capacity
	24	Net Residential Capacity
	25	Calculate net commercial and industrial floor area

	26	Assumed Employment Density
	27	Job Capacity
	28	Net Population Capacity
	29	Compare Capacity to Allocated growth
		Other required findings
		Capacity by Affordability
		Emergency Housing
		Optional Studies for more Capacity

		Middle Housing
		ADUs

Reason
Determine point in time at which land capacity will be analyzed. Land use or zoning changes that occur after this point in time should not be considered within the LCA.
Define the spacial boundary that each jurisdiction will analyze as part of the LCA.
County Assessor Parcel data is a dataset which has important information that will be used in the LCA. Note information such as: land value, improvement value, zoning designation, lot size, parcel number, legal description, owner, tax exemption, and building footprint (if available).
In order to not double count capacity in the LCA, jurisdictions should first identify all properties with pipeline developments. This includes parcels which have been built out since the beginning of 2020, since the HAPT is based on the housing supply as of 2020. Any development that has occurred between 2020 and 2025 should be captured as "capacity" and the underlying parcels should be removed from the LCA.
Easements are typically placed over utilities and shared access roads. Tracts are typically native growth protection areas, commonly owned property (landscaping, open space, etc.), and drainage areas. Areas in easements and tracts should be removed from the LCA since you cannot construct a permanent structure over them.

Similar to easements and tracts, publicly owned and tax exempt properties have a low likelihood of redevelopment. The properties generally include churches, schools, utility buildings, parks, and other protected lands. Most land owned by governments or public agencies is unlikely to be developed for housing in the near future and should therefore be excluded from the available land supply. Other local factors such as historic districts, conservation easements, or ownership by a non-profit organization should also be considered when identifying public-use properties.

Gas station and condo properties should be removed from the analysis. Condominiums may show up in the results due to the relatively low improvement to land value of any one unit, however, the aggregate improvement to land value generally makes condominiums unlikely to redevelopment. Gas stations often have a low improvement to property value because they generally have very limited facilities and expensive real estate; however, they are highly unlikely to redevelop. Jurisdictions should use local circumstances to other specific types of developments that are unlikely to develop/redevelop. These parcels should be excluded from further analysis.

Certain critical areas create undevelopable conditions on properties. These critical areas include steep slopes, streams, wetlands, and floodways. Therefore, these areas should be mapped, labeled as undevelopable area, and removed from the LCA.

Typically, critical area buffers impact development. The intensity of impact depends on local regulations. Buffer areas for critical areas should be assumed to be the actual buffer or an average buffer for unrated critical areas using local regulations. Buffers should be mapped for each zone. Total area covered by buffers in each zone should be divided by total gross area in each zone. The resulting ratio will be the "Buffer Deduction". For example if buffer encumbrance in X zone is 17 acres and the total area of that zone is 144 acres, then the Buffer Deduction for that zone would be 11.8% ($17/144=0.118$). Buffer encumbrance should not include the critical area itself since that area is already removed in previous step. **Do not apply the buffer deduction at this point, all percent deductions will be applied in the Deductions and Market Factors section.**

At this point, the "Developable Area" of each parcel should be calculated by removing the above undevelopable areas from each parcel. **The next section will use Developable Area for each parcel to categorize into four LCA types.** All parcels which are unlikely to develop due to the above steps should be removed from each zone. The remainder of the LCA should not analyze these parcels for capacity.

For use in all zones. Parcels of land that contain no structures or have buildings with low value. Vacant parcels have the lowest base market factor since they have the highest likelihood of developing during the planning period.

For use in rural and single-family zones. Parcels occupied by a use, but which include enough land to be further subdivided for additional development without rezoning. For example, a 1-acre lot zoned for four units per acre that contains one single-family home could be subdivided to allow development of up to three additional units. Partially-used parcels have a scaling market factor depending on the lot size and density.

For use in multi-family, mixed-use, commercial, and industrial zones. Parcels that are likely to redevelop to a more intensive land use than that which currently occupies the property, either due to market forces or because applicable zoning allows a more intensive use than the current development. For example: A single-family home on property in a multifamily zone. A multifamily residential property developed at a density below that allowed by the applicable zone. Jurisdictions may set this threshold according to local conditions. A property with relatively low improvement value compared to the value of the land.

Fully Developed parcels are all parcels which do not fit into either Pipeline, Vacant, Partially-used, Under-utilized, or Undevelopable categories.

Summarize developable area of each LCA type by zone

The Vacant parcel deduction accounts for some portion of the remaining developable land supply may remain unavailable for development during the planning period due to site conditions, economic factors or unwillingness to develop or sell on the part of the property owner.

The Partially-used parcel deduction accounts for some portion of the remaining developable land supply may remain unavailable for development during the planning period due to site conditions, economic factors or unwillingness to develop or sell on the part of the property owner.

The Under-utilized parcel deduction accounts for some portion of the remaining developable land supply may remain unavailable for development during the planning period due to site conditions, economic factors or unwillingness to develop or sell on the part of the property owner.

New development generally requires new infrastructure improvements (roads, utilities, landscaping, open space, etc.). These improvements occupy land, reducing the acreage available for housing development. The amount of the deduction for infrastructure can vary by location and development status. For example, redevelopable land and infill vacant lots in urban areas may already be partially or fully served by existing infrastructure and may require a smaller deduction than greenfield areas.

Typically, critical area buffers impact the ability of development. The intensity of impact to potential development depends on local regulations. Buffer areas for critical areas should be assumed to be the actual buffer or an average buffer for unrated critical areas using local regulations. Buffers should be mapped for each zone. Total area covered by buffers in each zone should be divided by total gross area in each zone. The resulting ratio will be the "Buffer Deduction". For example if buffer encumbrance in X zone is 17 acres and the total area of that zone is 144 acres, then the Buffer Deduction for that zone would be 11.8% ($17/144=0.118$). Buffer encumbrance should not include the critical area itself since that area is already removed.

Net Developable Area is the remaining developable area after applying the LCA parcel type deduction, Infrastructure deduction, and Buffer deduction.

Since the LCA is a forward-looking analysis, jurisdictions should focus on the level of development expected to occur during the planning period. Assumed densities for use in the LCA should consider the maximum densities allowed under zoning, and historic trends and achieved residential densities, as well as factors, which may cause trends to change in the future. In some cases, achieved densities will be similar to maximum allowed densities. However, many factors beyond the control of cities and counties can influence the level of future development.

Therefore, compare allowed densities to achieved densities to identify zones that have historically underperformed relative to planned levels of development.

At a minimum, assumed densities should reflect the current achieved residential densities for each zone but should not exceed the maximum density allowed by right under the development code. In mixed-use zones and areas regulated under form-based codes, assumed residential densities must consider the potential development of non-residential uses. To avoid counting more residential capacity than will develop over the planning period, jurisdictions must account for non-residential uses when calculating capacity in these zones. Mixed-use and form-based development regulations can vary by geography and urban context, so jurisdictions should choose an approach that is most consistent with their development code.

Calculate housing capacity by zone using the Assumed Density of each zone which allows residential and the Net Developable Area of each zone.

Add pipeline units and subtract existing units from Partially-used and Under-utilized parcels per zone to get Net Residential Capacity

Use existing floor-area-ratio (FAR) in zones allowing commercial and industrial zones to determine total commercial and industrial floor area by zone in square feet.

Use generic commercial and industrial employment density assumptions to calculate employment capacity. Assumed densities can be adjusted using local knowledge and analysis. Ranges of assumed employment densities have been provided.

Calculate total job capacity by zone using the Assumed Employment Density of each zone and the net commercial and industrial floor area of each zone.

Use ACS 5-year estimates to find housing occupancy data (pull the existing vacancy) and people per household data.

Calculate the projected surplus or deficit for housing, population, and employment.

New HB 1220 legislation requires jurisdictions to split residential capacity by affordability.

Middle housing legislation and additional capacity for affordable units. With the next periodic update, jurisdictions required to implement middle housing with HB 1110 (2023) must allow increased development potential if some of the units are affordable. Although generally middle housing will not support households earning under 80% of AMI, in these specific circumstances that assumption would not remain true.

Changes to the housing element requirements in 2021 call for jurisdictions to consider the role of accessory dwelling units (ADUs) in meeting housing needs. Changes in 2023 require jurisdictions to allow up to two ADUs per lot in urban growth areas, with the option for separate sale. Although capacity for ADUs has not typically been measured in a land capacity analysis, they are very likely to become important in meeting housing needs.

Method and Assumptions	Data Source
December 31st, 2024 is the base point in time for the LCA.	Jurisdiction Code and county assessor data
Each City will analyze their respective incorporated city properties. The County will analyze unincorporated UGA properties and unincorporated rural properties.	Allocations to each area is in the adopted HAPT output table.
County parcel data can be requested from the County or downloaded off their open data portal. The parcel analysis can happen within GIS or excel.	County Assessor.
Pipeline developments include the following between Jan 1 2020 and Dec 31 2024: Housing units built. Approved building permits. Approved subdivisions. Vested applications (including those vested before 2020). Approved commercial developments. Pre-application meetings may be considered depending on local circumstances and staff knowledge that the application will develop as applied. Document this information into total pipeline units per zone and total commercial floor area per zone. This information will be used in the final capacity formula.	Jurisdiction-specific permitting data.
Use City plat information, utility provider easements, and County parcel data to map easements and tracts in each zone. Remove these areas from the total developable area of each zone (and parcel, where easements bisect an existing parcel).	Local easement maps, utility providers, and old plats. County parcel data.

Use county parcel data to search for tax exempt properties. Use local zoning data to identify publicly zoned lots. Refine this search using local knowledge. Remove these areas from the total developable area of each zone.	County parcel data, local zoning data, aerial imagery, and local knowledge.
Use aerial imagery and County parcel data to search for condos and gas stations. Remove these areas from the total developable area of each zone.	County parcel data, aerial imagery, and local knowledge.
Use City, County, and/or State publicly available critical area GIS data to map critical areas (in order of locally available information up to state information). This data can be reinforced with any local studies. Remove these areas from the total developable area of each parcel.	City, County, and State critical area information.

Use local regulations to define buffers for each critical area. Where exact rating of a critical area is unknown, use the average buffer for that critical area.	Local regulations.
Document all of the parcels removed for each category of removable per the previous steps. Remove critical areas from each parcel and document developable area (Developable area= site area minus easements and critical areas).	
Where County parcel data designates the parcel as vacant or if the improvement value is less than \$5,000. Vacant parcels can be reviewed through aerial imagery to ensure that any non-vacant parcels weren't captured in the initial search. Label these parcels as "Vacant".	County parcel data

In single-family and rural zones: search for all parcels that are between three and eight times larger (≥ 3 and < 8) than the allowed minimum lot size. For single-family and rural zones that use max density, search for parcels with an existing density between three and eight times or less (≥ 3 and < 8) of the max allowed density. Label these parcels as "Partially-used (Small Lot)". Search for parcels with an improvement value greater than the 93rd (> 93rd) percentile of jurisdiction improvement values. Remove > 93rd percentile lots from Partially-used (Small Lot). In single-family and rural zones: Search for non-vacant parcels eight times or larger (≥ 8) than the minimum lot size. For single-family and rural zones that use max density, search for parcels with an existing density 8 times or greater (≥ 8) than the max allowed density. Label these parcels as "Partially-used (Large Lot). The number of existing housing units in each Partially-used parcel should also be noted. Each type will have a different market factor as explained in the Deductions and Market Factors section.	County parcel data
For multi-family, mixed-use, commercial, and industrial zones, calculate the improvement-to-land value ratio of each parcel. Parcels with an improvement-to-land value ratio below 0.5 should be labeled as "Under-utilized". Single-family homes in these zones should also be labeled as "Under-utilized". Document existing development on Under-utilized parcels (number of residential units and floor area of commercial).	County parcel data
Label the remaining parcels as "Fully Developed". These parcels will not be used for this analysis as these parcels are assumed to have no capacity for additional development under current zoning regulations.	County parcel data
For each zone, add up all of the developable area for each LCA parcel type: Vacant, Partially-used (separated by Large and Small), and Under-utilized.	Local analysis

15%	Consistent with State guidance.
25% for Small Lot Partially-used. 15% for Large Lot Partially-used.	Consistent with State guidance and discussions with city/county staff.
25%	Consistent with State guidance.
5-30% depending on specific circumstances of each zone.	Local circumstances and staff analysis. Consistent with discussions with city/county staff.

Calculated previously and applied after other deductions.	Local analysis.
Apply the deduction to the previous Developable area of each zone in the following order: 1. LCA Parcel specific deduction; 2. Infrastructure deduction; 3. Buffer deduction. The remaining area is the Net Developable Area of each zone.	Local analysis.

Local jurisdictions will develop their own assumed densities. When developing assumed densities for each zone, do not take into account decrease in density due to infrastructure or critical areas since these deductions have already been made. Consider the slight increase in density that is forecasted for urban zones.	Local analysis.
For each zone, multiply their respective Assumed Density by their Net Developable Area. The result is the Gross Residential Capacity for each zone. Add up all the zones to get total Gross Residential Capacity.	Local analysis.
Add pipeline units and subtract existing units from Partially-used and Under-utilized parcels per zone to get Net Residential Capacity	Local analysis.
Calculate assumed FAR using existing commercial and industrial developments (FAR is built floor area divided by site area). Multiply net commercial and industrial developable area by the assumed FAR for each zone. Subtract existing building square footage on partially-used and under-utilized land. Add in square feet of pipeline commercial and industrial development to get net commercial and industrial capacity by zone.	Local analysis.

Commercial density: 300-600 square feet per employee. Industrial density: 700-1,100 square feet per employee.	Consistent with State guidance and previous discussions with cities/county. Local analysis.
Multiply Assumed Employment Density and net floor area of each zone to get total Employment Capacity of each zone. Add up the Employment Capacity of each zone to get total Employment Capacity for the study area.	Local analysis.
Multiply Net Residential Capacity by jurisdiction-specific vacancy rate to get Total Occupied Units. Multiply Total Occupied Units by jurisdiction-specific persons per household to get Net Population Capacity.	ACS data and local analysis.
Use the Net Population Capacity, Total Employment Capacity, and Net Residential Capacity results; subtract from allocated growth; record results.	Local analysis and growth targets.
Use HB 1220 Housing Element Guidance Book 2 to calculate the residential capacity for each income level (Chapter 3 Land Capacity Analysis). Summarize this data in a table and compare to the allocated growth targets. If there is a deficit in any income level, use Commerce Guidance (linked above) to resolve the gap.	Local analysis, State regulations, and Commerce guidance.

From Commerce guidance: Jurisdictions may want to consider using the following approach - drawn from the Puget Sound Regional Council's (PSRC) impact analysis of HB 1110 - to help determine the capacity impacts of this bill. When considering additional density because of middle housing regulation changes, consider: 1. Which lots would be potentially redevelopable (i.e., those without Homeowners Association (HOA) restrictions, those that are vacant or have only one dwelling unit, those with a developable area over 2,000 square feet, etc.). 2. Of the lots in Step 1, determine which subset of lots may economically make sense to redevelop. A starting point for this analysis could be where the land value is greater than the improvement value and the built square footage is less than 1,400 square feet. 3. Estimate the total development potential of lots selected through Step 2, i.e., the maximum number of dwelling units allowed to be developed on these lots net of existing units. Then determine what percentage of the total development potential (or net maximum dwelling units) could reasonably be expected to redevelop over the 20-year planning period. A conservative estimate could be 25%, but tailor this factor to what is most appropriate for your jurisdiction and local market conditions.	Local analysis, State regulations, and Commerce guidance.
Use the optional methodology outlined in Chapter 1.6 of the Commerce HB 1220 Housing Element Guidance Book 2 to calculate ADU capacity by zone.	Local analysis, State regulations, and Commerce guidance.

Output (where applicable)
Pipeline parcels, number of pipeline units, and pipeline unit type by zone.
Undevelopable parcels.

State recommendation for Data availability
This guidance recognizes that the collection of data is a challenge for some jurisdictions. In such cases, jurisdictions may use the most accurate information available and may make assumptions that are thoroughly documented.

For example, if complete parcel-level information is not available, jurisdictions may estimate achieved densities by reviewing recently issued development permits or by reviewing a sample of representative mixed-use parcels to estimate residential densities.

Undevelopable parcels.

Undevelopable parcels.

Map of critical areas and Preliminary Developable Area.

Map of critical area buffers, total area of each zone
encumbered by critical area buffers, and Buffer
Deduction percentage for each zone.

Developable Area of each eligible parcel

Count of Vacant parcels by zone and total
Developable Area of Vacant parcels by zone.

Number of Partially-used parcels (split by Large and Small), total Developable Area of Partially-used parcels by zone, and total number of existing housing units on Partially-used parcels. Current number of housing units by parcel should be determined based on Assessor land use codes and parcel improvement value. Assume no more than one unit per parcel unless better information is available. High value homes on large lots should still be considered Partially-used if the lot size is 8 times larger than the minimum lot size or the density is at least 8 times less than the max allowed in that zone.

Number of Under-utilized parcels, total Developable Area of Under-utilized parcels by zone, and total number of existing housing units or commercial square footage on Under-utilized parcels. See Deduction and Market Factors section for more information on specifying deductions for different zones.

Fully developed parcels.

Table showing each zone and the developable area of each zone by LCA type (example to the right).

Zone	Gross developable land (acres)	
Single Family Residential (R-4)	Vacant	760
	Partially-used	1,288
	Under-developed	1,749
Medium Density Residential (R-8)	Vacant	311
	Partially-used	715
	Under-developed	535
Multifamily Residential (R-12)	Vacant	144
	Partially-used	325
	Under-developed	327
Multifamily Residential (R-30)	Vacant	78
	Partially-used	96
	Under-developed	172

Alternatively, if a community has conducted specific market factor analysis, such as analysis performed under the requirements of the buildable lands program, the results of that evaluation may be used here, provided the jurisdiction documents the analysis and associated assumptions.

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Zone	Gross developable land (acres)	
Single Family Residential (R-4)	Vacant	760
	Partially-used	1,288
	Under-developed	1,749
Medium Density Residential (R-8)	Vacant	311
	Partially-used	715
	Under-developed	535
Multifamily	Vacant	144

The Buffer deduction is meant to balance lot area encumbered by critical area buffers and the possibility of developers reducing the buffer using local regulations.

Multifamily Residential (R-12)	Partially-used	325
	Under-developed	327
Multifamily Residential (R-30)	Vacant	78
	Partially-used	96
	Under-developed	172

Exhibit 8. Example calculation of gross r

Zone	Gross developable land (acres)		Infrastructure land available deduction f
Single Family Residential (R-4)	Vacant	760	15%
	Partially-used	1,288	25%
	Under-developed	1,749	25%

Assumed densities for each zone that allows residential development. The 2012 Commerce UGA Guidebook and WAC Sections 365-196-210(6), 365-196-310(4)(b)(ii)(E) and 365-196-325(2) establish guidance on the factors that should be considered when establishing growth and density assumptions for a land capacity analysis.

Gross Residential Capacity for each zone and for study area.

Net Residential Capacity in dwelling units for each zone and for study area.

Net commercial and industrial floor area in square feet.

	developed		
Medium Density Residential (R-8)	Vacant	311	15%
	Partially-used	715	25%
	Under-developed	535	25%
Multifamily Residential (R-12)	Vacant	144	15%
	Partially-used	325	25%
	Under-developed	327	25%
Multifamily Residential (R-30)	Vacant	78	15%
	Partially-used	96	25%
	Under-developed	172	25%

Exhibit 9. Example summary table of development capacity by zone

Zone	Net developable land (acres)	Assumed density (units/acre)
Single Family Residential (R-4)	2,924	2.5 units/acre
Medium Density Residential (R-8)	1,201	6 units/acre
Multifamily Residential (R-12)	611	10 units/acre
Multifamily Residential (R-30)	267	25 units/acre

Assumed commercial and industrial density by zone.

Total Employment Capacity in jobs for the study area.

Net Population Capacity in person for the study area.

Projected surplus or deficit for housing, population, and employment.

<https://deptofcommerce.app.box.com/s/1d9d5l7g509r389f0mjpowh8isjpirlh>

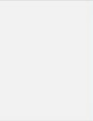
https://deptofcommerce.app.box.com/s/1d9d5l7g509r389f0mjpowh8isjpirlh

ty:

tion of data necessary to prepare the LCA may pose a
cases, jurisdictions should use the best and most
use substitute sources, if all data sources and
d.

ormation is not available on existing housing unit counts,
sities by evaluating a sample of representative parcels or
nt permits in each zone. Similarly, jurisdictions may
-use projects when setting assumptions about expected

acres)



Infrastructure/ land availability deduction factor	Net developable land (acres)	
15%	646	2,924
25%	966	
25%	1,312	
15%	264	1,201
25%	536	
25%	401	
15%	122	

25%	244	611
25%	245	
15%	66	267
25%	72	
25%	129	

Residential capacity by zone

Area/ Density factor	Net developable land (acres)		Assumed density (units/acre)	Gross residential capacity (units)
	646	2,924	2.5 units/acre	7,310
	966			
	1,312			

264	1,201	6 units/acre	7,206
536			
401			
122	611	10 units/ acre	6,110
244			
245			
66	267	25 units/ acre	6,675
72			
129			

velopment capacity by zone

city	Gross residential capacity (units)	Existing housing on developable land (units)	Net residential capacity (units)
	7,310	310	7,000
	7,206	206	7,000
	6,110	110	6,000
	6,675	75	6,600

City of College Place LAND CAPACITY ANALYSIS

Presented by:
Justin Baerlocher
J-U-B ENGINEERS, Inc.
March 18, 2025

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

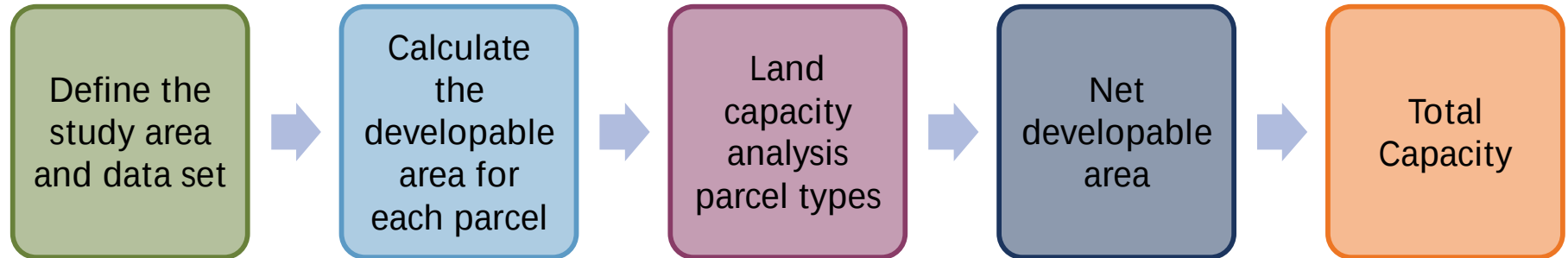
Purpose & Overview



Purpose:

Share the 2025 Land Capacity Analysis Methodology with the Planning Commission for consideration.

Outline:



1. Define Study Area & Data Set



Base Point in Time

- Determine the point in time at which land capacity will be analyzed. Land use or zoning changes that occur after this point in time should not be considered within the LCA.
 - December 31, 2024

Study Area Boundaries

- Define the spatial boundary that each jurisdiction will analyze as part of the LCA.
 - Unincorporated UGA properties and unincorporated rural properties.

2. Calculate Developable Area for Each Parcel



Parcel Data

- Data provided by County Assessor

Pipeline Development

- Remove properties developed or vested between 2020-2025
- Pre-application projects may be included

Easements and tracts

- Remove these areas from the total developable area of each zone and parcel.

2. Calculate Developable Area for Each Parcel



Publicly Owned & Tax-Exempt Properties

- Remove these areas from the total developable area of each zone (low likelihood of redevelopment)

Other Lands that should be Removed

- Remove gas stations and condominiums, unlikely to redevelop
- Identify other specific types of developments that are unlikely to develop/redevelop

Critical Areas

- Remove area of mapped critical areas for each parcel
- Critical areas include steep slopes, streams, wetlands, and floodways

2. Calculate Developable Area for Each Parcel



Critical Area Buffer

- Use local regulations to define the buffer areas to be removed

Developable Area

- Document developable area of each parcel by zone
- Developable area = Site Area – Easements/Critical Areas

2. LCA Parcel Types



Vacant

Land with no structures or have low building value (<\$5,000).

Partially-Used

Parcels in single-family zones with enough land for subdivision without rezoning. Classify small lot and large lot parcels.

Under-Utilized

Parcels in multi-family, mixed use, commercial, or industrial zones likely to redevelop into a more intensive use due to market forces or zoning allowances.

Fully Developed

All parcels that do not fit into either Pipeline, Vacant, Partially-used, Under-utilized, or Undevelopable categories.
(Removed from analysis)

3. Net Developable Area



Additional deductions are listed below for land that may remain undeveloped for various reasons.

- Vacant Parcel Deduction: 15%
- Partially-Used Parcel Deduction:
 - 25% for Small Lot Partially-used.
 - 15% for Large Lot Partially-used.
- Under-Utilized Parcel Deduction: 25%
- Infrastructure Deduction: 5-30% depending on specific circumstances of each zone.
- Buffer Deduction: Critical area buffers applied after other deductions.

Net Developable Area = Developable Area – Deductions and Market Factor

4. Total Capacity



- Residential Density: Estimate density of future development based on zoning, existing trends, and expected changes.
- Residential Capacity: Assumed Density by zone X Net Developable Area; adjust for pipeline and existing units.
- Commercial & Industrial Capacity: Use existing Floor-Area-Ratio (FAR) by zone to calculate net developable space.
- Employment Capacity: Apply job density assumptions to net commercial and industrial space.
- Population Capacity: Use ACS 5-year estimates data to find housing occupancy data and people per household.
- Growth Comparison: Compare capacity to projected growth to identify surpluses or deficits.

Population Projections



	2010 Countywide Census Population Estimate	2020 Countywide Census Population Estimate	AAGR 2010-2020 (((2020 Pop-2010 Pop)/ 2010 Pop)/10)	2046 Countywide population projection using 2010-2020 AAGR	Increase from 2020	Percent Increase from 2020
Walla Walla County	58,781	62,584	0.6470%	73,112	10,528	16.8%

Population Projections



Jurisdiction	2010 Census Population Estimate	2020 Census Population Estimate	2046 Population Projection	Percent Share of Countywide Population
Walla Walla County	58,781	62,584	73,112	100%
Unincorporated Walla Walla County (includes all unincorporated UGAs)	16,750	17,084	17,785	24.32%
College Place	8,765	9,902	13,320	18.21%
Prescott	318	372	497	0.68%
Waitsburg	1,217	1,166	1,488	2.03%
Walla Walla	31,731	34,060	40,047	54.76%

Walla Walla County

100.00%

Met Target



Sum of user inputs for jurisdiction shares. If below 100%, increase shares. If above 100%, decrease shares.

Permanent Housing Needs by Income Level (% of Area Median Income)

	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
		Non-PSH	PSH					
Countywide Estimated Housing Supply (2020)	24,580	619	63	4,373	8,037	3,904	2,554	5,030
Countywide Total Housing Needs (2046)	28,879	1,898	830	5,301	8,325	4,073	2,766	5,686
Countywide Additional Units Needed (2020-2046)	4,299	1,279	767	928	288	169	212	656

81.93%



Minimum allocation to urban areas (cumulatively) to accommodate needs at all affordability levels. This varies by county and population size.

87.40%



Urban area combined % allocation from user

User Input - % Share of Countywide Housing Growth. Values must sum to 100%

Future Population (2046)

HOUSING ALLOCATION FROM SELECTED SHARES

Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)		>30-50%	>50-80%	>80-100%	>100-120%	>120%
	Non-PSH	PSH					

User Input Actual

18.21 18.17 %

2.00 1.98 %

0.68 0.67 %

0.10 0.07 %

2.03 2.05 %

0.60 0.58 %

54.76 54.80 %

5.00 5.02 %

4.02 4.05 %

0.00 0.00 %

12.60 12.61 %

13,354

542

0

0

0

36

21

27

458



Apartments



Multi-plex



Single family

Permanent supportive housing (PSH)

PSH

0-30% AMI

non-PSH

0-30% AMI

30-50% AMI

50-80% AMI

80-120% AMI

120+% AMI

THE END