

Tuesday, April 15, 2025
College Place Planning Commission- (Hybrid: In-Person & Electronic)

7:00 P.M.

425th 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=DF6P6B630194>

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

Zoom Attendee Link: <https://us06web.zoom.us/j/87071015393>

Or you may call this number to listen: 1-669-900-9128 ID#87071015393 Phone controls: *6 - toggle mute /un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order 425th Regular Planning Commission Meeting
Meeting :	Apr 15, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Apr 15, 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 Peter, 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 :	Apr 15, 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 :	Apr 15, 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 April 15, 2025
Meeting :	Apr 15, 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 March 18, 2025
Meeting :	Apr 15, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

File Attachments

Consent

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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 :	Apr 15, 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

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3. REGULAR AGENDA

Subject :	3.01 Comprehensive Plan - Periodic Update Continued
Meeting :	Apr 15, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	

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. The methodology for the Land Capacity Analysis (LCA),Population Allocation Targets, and Housing for All Planning Tool (HAPT) Method C is being finalized for BOCC adoption. 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.**(Relevant Documents Attached)** TBD - The date for BOCC adoption. Justin Baerlocher with J-U-B will guide us in continued collaborative discussion around the LCA Methodology, Population Allocation Targets, and Housing for All Planning Tool (HAPT) Method C, regarding impacts to College Place's options for Comprehensive Plan amendments for Urban Growth Area (UGA) expansions.

File Attachments

[BOCC memo on growth projections, LCA methodologies 2025-04-08.pdf \(58 KB\)](#)
[Attachment A Walla Walla County Growth Targets Memo_2025-03-28.pdf \(179 KB\)](#)
[Attachment C 2025-03-28 Walla Walla County_HAPT_MethodC with REVISIONS.xlsx \(6.888 KB\)](#)

4. REPORTS

5. OTHER BUSINESS

6. CLOSING ITEMS

Subject :	6.01 Conclude - Next regularly scheduled meeting is May 20, 2025
Meeting :	Apr 15, 2025 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Procedural

College Place Planning Commission- (Hybrid: In-Person & Electronic) (Tuesday, March 18, 2025)*Generated by Kristi Scherger on Tuesday, March 25, 2025***1. OPENING ITEMS**

1.01 Call To Order 424th Regular Planning Commission Meeting

Chair Peters called the meeting to order at 7:01 PM.

1.02 Roll Call

PRESENT:	Commission Members	Angie Peters - Chair Todd Reiswig - Vice-Chair Nic Ivy Victor Valerio
EXCUSED ABSENCE:	Commission Member	Claudia Santellano Brandon Stepper Felix Tan
	Staff	Jon Rickard - Community Development Director Kristi Scherger - Administrative Assistant Rhett Beardemphl - Deputy Clerk
	Guest Speaker	Justin Baerlocher - Planning Consultant, JUB

1.03 Appearance of Fairness Doctrine

1.04 Public Comment
None.**2. CONSENT AGENDA**

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

Action (Consent): 2.02 Approve Minutes from February 18, 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 ensure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.

Commissioner Reiswig made a motion to approve the consent agenda items 2.01 through 2.03. Second by Commissioner Ivy 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 Comprehensive Plan - Periodic Update

4. CLOSING ITEMS

4.01 Conclude - Next regularly scheduled meeting is April 15, 2025

Commissioner Reiswig made a motion to conclude the meeting. Second by Commissioner Ivy and the motion passed.**Charman Peters concluded the meeting at 8:14 PM.**

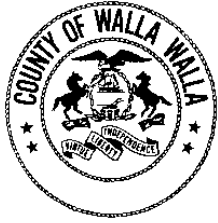
Approved:

Angie Peters
Chairman

Attest:

Jon Rickard
Community Development

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



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/

Date: April 8, 2025
Prepared: April 2, 2025
To: Board of County Commissioners
From: Lauren Prentice, Director
RE: 2046 Comprehensive Plan – growth targets, housing needs, land capacity analysis methodology

Summary

Attached are final drafts of the following 2046 Comprehensive Plan documents/methodologies. The purpose of the April 8 workshop is to review these with the BOCC and hopefully get preliminary approval so that the County and cities can use these documents to continue with their planning processes. We have prepared these in coordination with the cities over the last 2+ months.

Staff Recommendation

Staff recommends the Board of County Commissioners vote to approve the Preliminary 2046 Growth Targets, Housing Needs Allocations, and Land Capacity Analysis methodologies, pending ratification by the new Growth Management Advisory Committee.

Attachments

- A. Preliminary Growth Targets Memo dated March 28, 2025
- B. Population and Employment Projections, dated February 11, 2025
- C. HAPT Housing Need Tool dated March 28, 2025
- D. 2025 County Land Capacity Analysis Methodology V1.0, March 14, 2025
- E. City of Walla Walla comments received March 21, 2025, no comments/changes
- F. City of College Place comments received March 21, 2025
- G. Response to College Place comments, sent April 1, 2025
- H. April 13, 2025 letter to cities on UGA review schedule and requirements, growth targets, LCA methodologies and housing needs

Coordination with the cities

Over the last 2+ months we have been working with our consultants and coordinating with city staff from College Place, Waitsburg and Walla Walla to prepare recommended 2046 growth targets/projections and housing needs and develop a methodology to be used by the jurisdictions for conducting the Land Capacity Analysis (LCA). Here is a summary of the work we have done.

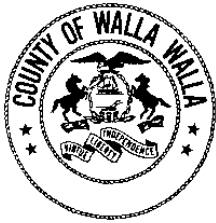
- 1) Meeting 1 – growth targets and methodologies. February 12, 2025.

- a) Meeting invite sent on January 28.
- b) 2019 County LCA and Growth Target documents sent to city staff on January 30 as requested by the City of College Place.
- c) On February 6 we provided invitees with an agenda for the February 12 meeting, links to 2 relevant Department of Commerce guidebooks, and 2018-2019 (the same provided on January 30). We advised invitees that our approach to the discussion was to review our past methodologies and Commerce guidance. We asked everyone to come with their ideas.
- d) At the meeting County consultants reviewed the 2022 Commerce growth numbers, the HAPT tool, and walked the group through the components of the LCA methodology, comparing the parameters used in the County's past LCA and Commerce guidance. After being introduced to these documents we asked the group to come back to the next meeting with feedback.
- e) At the meeting there were a lot of questions about the Commerce HAPT tool, so we contacted Commerce and provided meeting participants with Commerce background documents on February 13.
- f) College Place staff provided initial comments on February 19.
- g) Waitsburg staff provided data they had gathered on building permits and recommended changes to the OFM provided population data. February 20, 2025.
- 2) Meeting 2 – growth targets and methodologies. February 20, 2025.
- 3) Meeting 3 – growth targets and methodologies. March 6, 2025.
 - a) Cities were asked to provide comments on the documents reviewed at the previous two meetings by February 28 so we could address them at the final meeting. College Place and Walla Walla provided comments at this time.
 - b) At the meeting we ran through the city comments/questions.
- 4) Letter to cities on Urban Growth Area reviews, path forward for presenting to the Board of County Commissioners Final Drafts of growth targets, housing needs, and LCA methodologies. March 13, 2025.
- 5) Preliminary Final Drafts – Growth Target Memo, LCA Methodology, Population and Employment Projections, and Housing for All Planning Tool Method C spreadsheets provided to city representatives. March 14, 2025.
 - a) City of Walla Walla responded on March 21, 2025, and stated that they do not have any comments.
 - b) City of College Place responded on March 21, 2025, with comments and questions.
 - c) City of Waitsburg did not respond.
- 6) Final Drafts – revised Growth Target Memo and Housing for All Planning Tool Method C spreadsheets provided to city representatives. April 1, 2025.
 - a) No edits made to LCA Methodology or Population and Employment Projections spreadsheet.
 - b) Also provided email responses to City of College Place comments responding to their questions, and explaining why some requested changes were not made.

Adoption Process and Timing of Countywide Planning Policies

Assuming that the Board of County Commissioners votes on April 7, 2025, to approve the new Countywide Planning Policies, the County and the cities will have to set up the new Growth Management Advisory Committee. This was designed in the new CPPs to look like Project Management Team (PMT) that was used to draft the recommended CPPs. Key members on the PMT included planning directors from the county and cities, city managers/administrators, and various elected and appointed officials from the jurisdictions. Staff hope that the jurisdictions will appoint many of the same members to the new committee to build on the collaboration that they did in 2024.

In the meantime, as we have been coordinating with the cities to look at the 2046 growth targets and land capacity analysis methodologies, we have been intentional in including all the staff members who were part of the PMT and the proposed new CPPs.



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Proposed 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 and Allocations

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 unaccounted-for vested/pipeline housing units in Burbank).
- Statewide market trends which project a higher share of population growth within incorporated UGAs rather than the unincorporated county (State Guidance).
- Commerce HAPT Spreadsheet to make final adjustments to population allocations.
- Local housing plans (Regional HAP).

Jurisdiction	2010 Census Population Estimate	2020 Census Population Estimate	2046 Population Projection	Projected Population Increase 2020-2046
Walla Walla County	58,781	62,584	73,112	10,528
Unincorporated Walla Walla County*	16,750	17,084	18,026	942 (includes increase of 360 in Burbank)
College Place	8,765	9,902	13,341	3,439
Prescott	318	372	460	88
Waitsburg	1,217	1,166	1,401	235
Walla Walla	31,731	34,060	39,884	5,824

*Includes unincorporated UGAs of each City, Burbank, and Attalia. Housing allocation table further breaks this down.

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;*

Housing Need Allocation to Cities and Unincorporated County: To maintain consistency with this established framework under GMA, Commerce produced housing needs projections for each county in the HAPT spreadsheet. 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. As a baseline, the percent growth share of countywide population was used at the allocation percentage in Allocation Method C of the HAPT. The percent share of

Table of Contents

Tab

Overview and Instructions
County Projections - START HERE
Allocation Method A
Allocation Method B
Allocation Method C
Method C - Rural Sub-allocation
Methoc C Population Calculation
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 Appendix A 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 for the selected year.

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

- After completing Step 3, Table 2 will present projected countywide housing needs based on the use of the population target and the estimated housing supply for 2020.

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%**

7.80 %

**Unincorporated
Walla Walla County**

32.00 %

College Place city

1.20 %

Prescott city

3.00 %

Waitsburg city

56.00 %

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 Additional Units Needed (2020-2046)	4,299	1,279	767
Sum of Allocation to Jurisdictions (from User Inputs)	4,299	1,279	767

100.00%	<-- Sum of user inputs for
Met Target	100%, in

	Total	Permanent Housing	
		0-30%	
		Non-PSH	PSH
Estimated Housing Supply (2020)	6,149	285	0
Allocation Method A (2020-2046)	335	100	60
Estimated Housing Supply (2020)	4,177	24	7
Allocation Method A (2020-2046)	1,376	409	245
Estimated Housing Supply (2020)	152	5	0
Allocation Method A (2020-2046)	52	15	9
Estimated Housing Supply (2020)	531	16	0
Allocation Method A (2020-2046)	129	38	23
Estimated Housing Supply (2020)	13,571	289	56
Allocation Method A (2020-2046)	2,407	716	429

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
928	288	169	212	656

Emergency Housing Needs (Temporary)	D
129	
0	3%
0	

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)					Emergency Housing Needs (Temporary)	Dist
>30-50%	>50-80%	>80-100%	>100-120%	>120%		
739	1,152	796	1,014	2,163	0	5%
72	22	13	17	51	0	
1,141	1,245	871	309	580	0	1%
297	92	54	68	210	0	
75	51	17	1	3	0	3%
11	3	2	3	8	0	
189	163	66	31	66	0	3%
28	9	5	6	20	0	
2,229	5,426	2,154	1,199	2,218	129	2%
520	161	95	119	367	0	

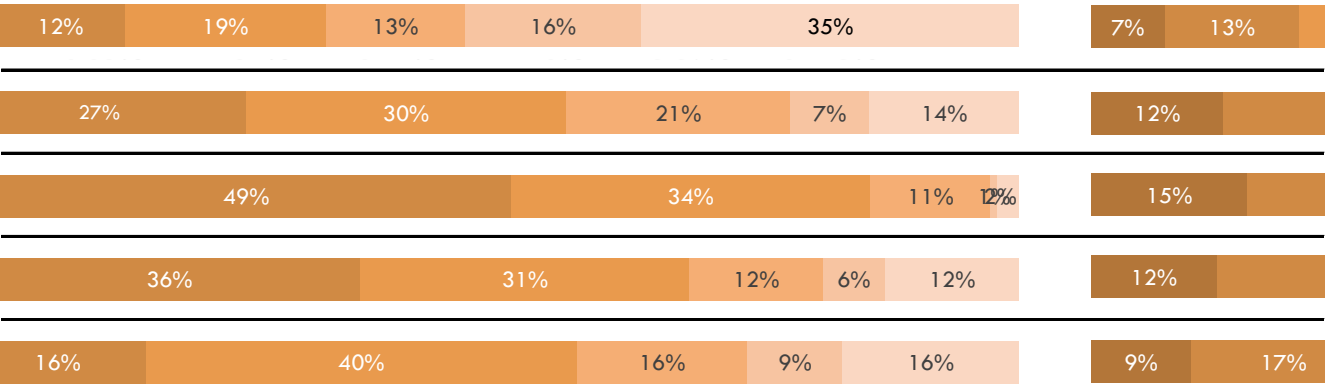
istribution of Estimated Units by Affordability Level (2020) - Countywide **Dis**



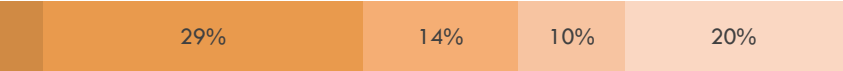
Income Level (% of Area Median Income)



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%
18%	12%	16%	34%	+2.2	+0.5
26%	24%	17%	7% 14%	+11.8	-1.4
42%	27%	9% 2% 5%		+11.3	-7.1
33%	26%	11% 6% 13%		+8.7	-2.7
35%	14%	8%	16%	+7.2	+0.8

r Affordability Level (2020-2046, percentage points)

>50-80%	>80-100%	>100-120%	>120%
-0.6	-0.5	-0.6	-1.0
-5.7	-4.2	-0.6	+0.3
-6.8	-1.8	+1.1	+3.4
-4.7	-1.7	-0.2	+0.6
-5.0	-1.8	-0.6	-0.2

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

7.80 %	Unincorporated Walla Walla County
32.00 %	College Place city
1.20 %	Prescott city
3.00 %	Waitsburg city
56.00 %	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)	4,299	1,279	767

103.00%	<-- Sum of user inputs for
Reduce 3.00	inc

	Total	0-30%	
		Non-PSH	PSH
Estimated Housing Supply (2020)	6,151	286	0
Allocation Method B (2020-2046)	335	140	186
Estimated Housing Supply (2020)	4,176	24	7
Allocation Method B (2020-2046)	1,376	341	153
Estimated Housing Supply (2020)	152	5	0
Allocation Method B (2020-2046)	52	9	6
Estimated Housing Supply (2020)	530	16	0
Allocation Method B (2020-2046)	129	28	19
Estimated Housing Supply (2020)	13,571	289	56
Allocation Method B (2020-2046)	2,407	761	403

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
928	288	169	212	656

Emergency Housing Needs (Temporary)

129
129
0
0

* 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
452	717	119	-392	-887
1,141	1,245	871	309	580
-122	356	-88	223	513
75	51	17	1	3
-37	8	11	18	37
189	163	66	31	66
-68	27	27	32	64
2,229	5,426	2,154	1,199	2,218
704	-820	100	331	928

Emergency Housing Needs (Temporary)

0
29
0
25
0
1
0
3
129
-58

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%

98.00%

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

		User Input	Actual
College Place	City	35.00	34.98 %
	Unincorporated UGA	0.80	0.79 %
Prescott	City	0.80	0.79 %
	Unincorporated UGA	0.00	0.00 %
Waitsburg	City	2.30	2.33 %
	Unincorporated UGA	0.10	0.09 %
Walla Walla	City	54.60	54.62 %
	Unincorporated UGA	1.60	1.61 %
Burbank			
	Unincorporated UGA	2.80	2.79 %
Attalia Industrial			
	Unincorporated UGA	0.00	0.00 %
Unincorporated Rural			
	Rural	2.00	2.00 %

	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 the 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		
13,341	1,504	457	274	331	101
435	34	10	6	8	2
460	34	10	6	8	2
12	0	0	0	0	0
1,401	100	30	18	22	7
38	4	1	1	1	0
39,884	2,348	714	428	517	157
2,894	69	21	12	15	5
2,411	120	36	22	26	8
4	0	0	0	0	0
12,232	86	0	0	0	6

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%
59	74	208
1	2	5
1	2	5
0	0	0
4	5	14
0	0	1
93	116	323
3	3	10
5	6	17
0	0	0
3	4	73

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:	6	Note: This is the cumulative max for 0-50% allocation ensures the accommodation of household
Total Rural 0-50% User Allocation:	0	Note: This number sums the user-inputted allocation

ENTER SUI

Walla Walla County Rural Area Sub-Allocation

by location	Total	0-30%		>30-50%
		Non-PSH	PSH	
Total Incorporated		1210	726	878
Total Unincorporated	314	69	41	50
Total Unincorporated UGA	228	69	41	50
Total Unincorporated Rural	86	0	0	0
	<i>Total</i>	<i>Non-PSH</i>	<i>PSH</i>	<i>>30-50%</i>
<i>Remaining Rural Sub-allocation</i>	<i>6</i>	<i>6</i>	<i>6</i>	<i>6</i>
Remaining Rural Allocation	86	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)
267	157	197	550	0
21	12	15	106	0
15	9	11	33	0
6	3	4	73	0
6	3	4	73	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	1,504	94%	5,162	11,898
2.69	34	94%	161	433
2.68	34	94%	171	457
2.40	0	94%	5	12
2.43	100	94%	574	1,394
2.23	4	94%	17	37
2.39	2,348	94%	14,808	35,359
2.75	69	94%	1,048	2,879
3.08	120	94%	778	2,398
4.00	0	94%	1	4
2.73	86	94%	4,399	12,016

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	13,270	13,341
0	433	435
0	457	460
0	12	12
0	1,394	1,401
0	37	38
4,314	39,673	39,884
0	2,879	2,894
0	2,398	2,411
0	4	4
151	12,167	12,232

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) 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.
