

LEWIS COUNTY CHAPTER OF OLYMPIA MASTER BUILDERS



Lewis County Housing Initiative



LEWIS COUNTY HOUSING AT A GLANCE

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



LEWIS COUNTY

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



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

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

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

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

The Lewis County Housing Initiative sites the following goals:

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

Lewis County Rural Housing Alternative

The stated goal of the rural housing alternative is

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

Drug Court Set for Major Action on Homelessness

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

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How to Plan for a Deck Remodel

A deck provides an outdoor space to relax and socialize. As a home owner, you should consider investing in a new deck if your outdoor space needs a refresh. A wood deck with an average construction cost of \$17,051 has an estimated resale value of \$8,553, which garners a healthy 50.2% percent in recouped costs, according to the 2023 Remodeling Cost vs. Value Report.

To help you plan for a deck remodel, consider hiring a professional contractor and start making a list of your

preferences for size, materials and personalized features.

Determine the Scope of Your Project

If you are adding to your existing deck, remember that the finishes may look newer than your old decking. If you are completely overhauling or building a new deck, think about the overall flow of the area from the inside to the outside of your home. Will you need a staircase and railing? These details will help you determine the size and scope of your project.

Consider Special Features

Modern decks include more than outdoor furniture. If your deck will be multifunctional, talk to your contractor about customizable features such as built-in planters, seating or a firepit. Another popular addition to decks is rail and/or built-in deck lighting to create an inviting ambiance to your outdoor space.

Hire a Professional Remodeler

Building a deck requires

more than wood planks and tools. A professional contractor will ensure you have the correct number of materials and will build your deck to code. If you need a construction permit, an experienced contractor will know how to secure one from the local building department or municipal office. Another benefit of hiring a professional is that if a problem arises, they will troubleshoot problems on the jobsite and help keep your project on schedule.

Research Deck Material Options

Modern deck materials are available in various styles, colors and patterns. Composite material, made of recycled plastics and wood fiber, is a low-maintenance option that does not need staining or sealing. Another popular deck material is fiberglass, due to its longevity and resistance to mildew or rust. There also are distinct types of wood, from pressure-treated to redwood and cedar. Wood can offer durability for decks. A professional remodeler can recommend materials for future maintenance related to sealing, staining and repairing.


If you are watching your carbon footprint and looking for sustainable deck options, consider using recycled-plastic lumber or forest-friendly wood. Plastic lumber

is a low-maintenance deck material, because it doesn't require sealing, staining, painting, waterproofing, or insect-proofing. The most environmentally friendly plastic lumber is made from post-consumer recycled plastic, and buying it can help keep plastic grocery bags, beverage containers, and other items out of landfills. If you think natural wood is the best option for your deck, look for a forest-friendly source of strong, rot-resistant wood, such as redwood or tropical hardwood.


Select a Time that Fits Your Schedule

Remodelers install decks throughout the year. Spring and summer are popular times for home owners to enjoy the space during the warmer months. Winter can make the excavation easier for remodelers since the ground is firm due to the freezing weather. Before your project starts, you must be available to clear the space so the remodeler can start right away. You may also need to find a cool, dry area for your remodeler to store materials while your project is underway.

To find a professional remodeler in Lewis County to build a deck for your home, visit our online searchable directory at omb.org today!



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