

3. HOUSING

The City's housing goals and policies are intended to address the future housing needs, conditions, availability and affordability for residents of the City of Winlock. This plan also states how the City will commit to short and long-term (20) year planning as it relates to housing

- ❖ To achieve a wide range of housing types and densities to accommodate the community's needs.
- ❖ To conserve and improve the existing housing stock.
- ❖ To preserve the historic character of buildings and sites within Winlock.
- ❖ To encourage a variety of housing opportunities for those with special needs, particularly those with problems relating to age or disability.

The Housing section is closely entwined with other elements of the Comprehensive Plan. For example, the Land Use Element defines the intent and location of residential land use designations in the City and development of neighborhoods. Policies relevant to housing in terms of the provision of infrastructure and services are outlined in the Utilities Chapter. A full understanding of the Winlock housing policies should include a review of all Elements of the Comprehensive Plan.

3.1 HOUSING REGULATIONS

Adequate and affordable housing is a very important issue for many Winlock citizens. Therefore, housing policies must focus on the goals for future development. This can be accomplished through zoning and building regulations. It is critical that the city review its housing regulations on regular basis to ensure compatibility with changing growth trends.

3.2 HOUSING INVENTORY

Most of the housing inventory for Winlock consists of single-family units. Of the 535 housing units estimated by the Office of Financial Management for 2017, 382 of them are single units. 53 housing units consist of two or more units such as duplexes and apartments, and 100 of the housing units are manufactured homes. These numbers have remained consistent over the past 16 years.

Winlock currently has two small mobile home parks in the city limits and one in the Urban Growth Area. The Shadetree Mobile Home Park is located on Byham Road with nine mobile homes. Winlock Park LLC Mobile Home Park is located on Kerron Street with seven mobile homes that are mostly privately owned. Bay Senior Community LLC is a senior mobile home park located on State Route 505 within the Winlock Urban Growth Area. There are 6 privately owned mobile homes in the Bay Senior Community.

Allegre Villa Apartments is a 24-unit complex located on Walnut Street within walking distance of the downtown corridor, grocery store and post office. The apartment units are for seniors 62 or older or disabled persons of any age. This property is partially subsidized through USDA Rental Assistance as well as Section 8 Housing Choice Vouchers.

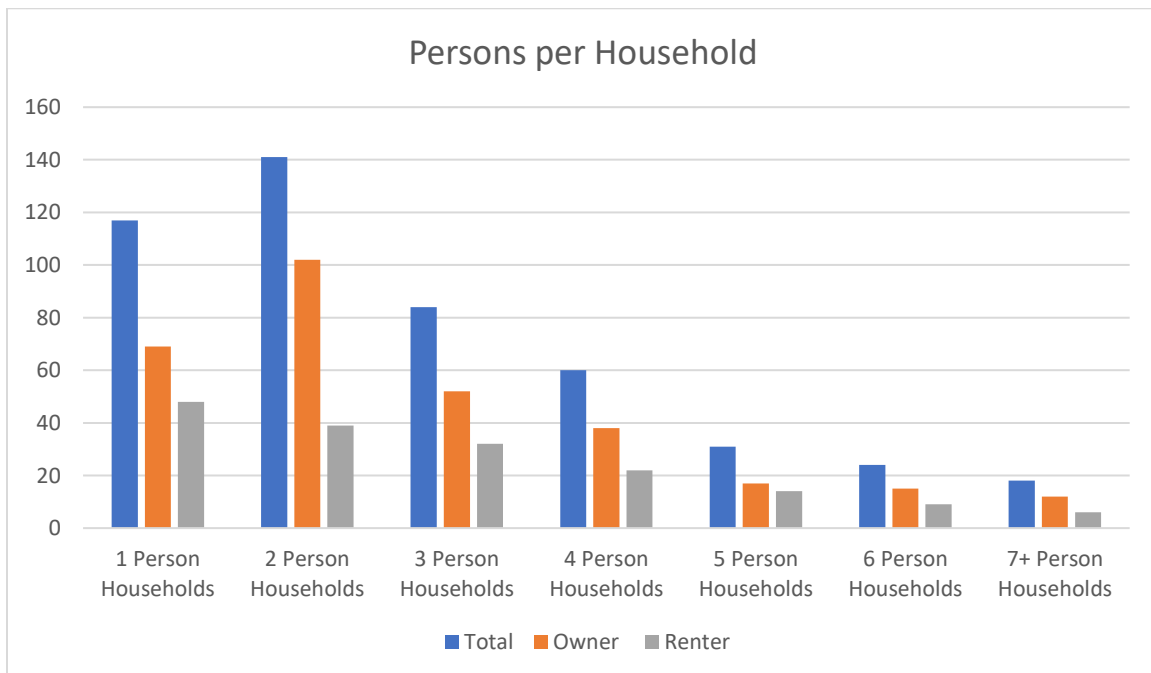
Occupied Housing

	2000	Percent	2010		Difference	
Residential Units	455		535		80	
Occupied	413	90.8%	475	88.8%	62	-2%
Vacant	42	9.2%	60	11.2%	18	+2%
Owner Occupied	278	61%	305	57%	27	-4%
Renter Occupied	135	29.7%	170	31.8%	35	+2.1%
Seasonal/Recreation	0	0	2	.4%	2	+4.4%
Other	14	3.1%	0		14	-3.1%

*U.S. Census Bureau/2000 Census/2010 Census

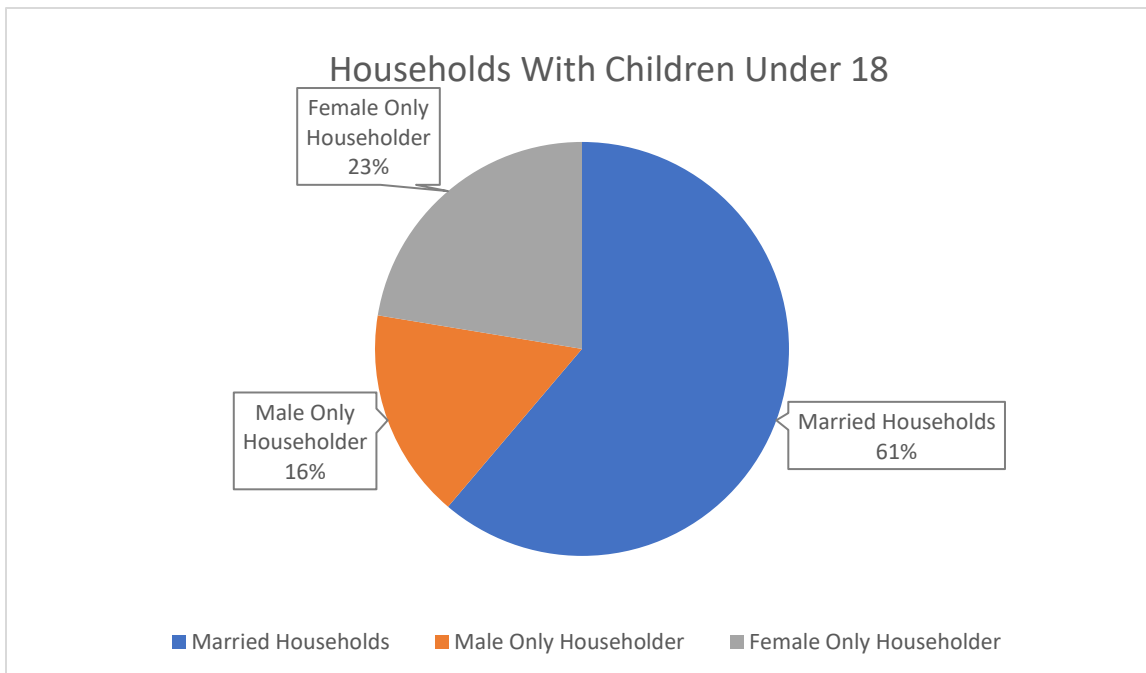
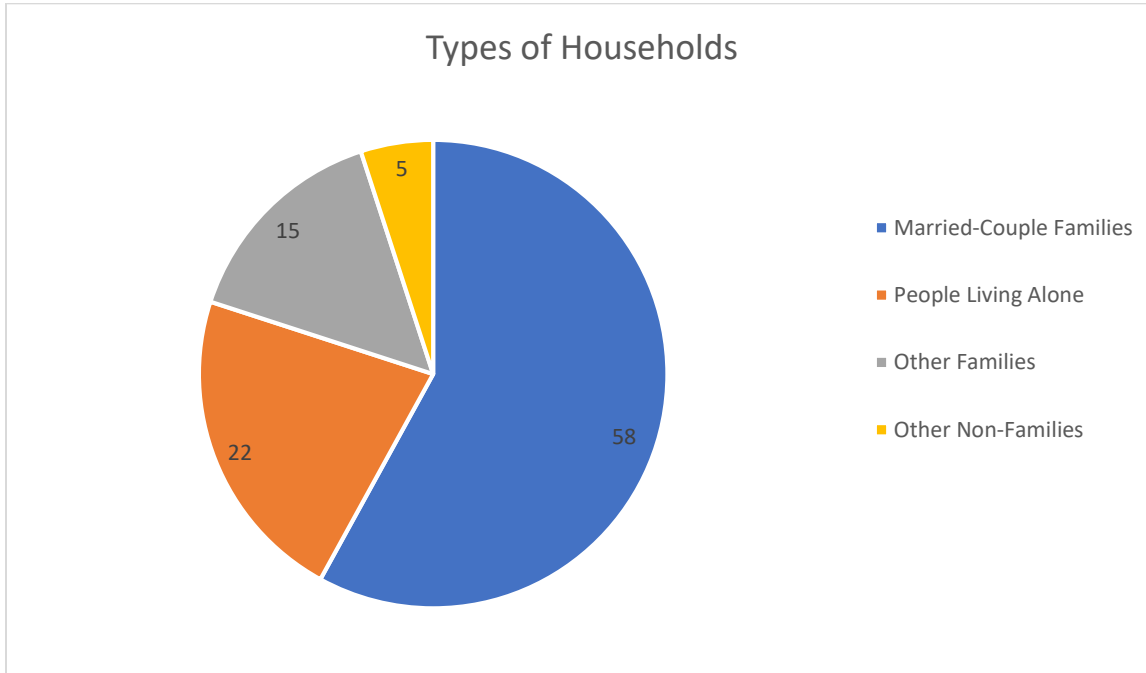
3.3 HOUSING STATISTICS

The average household size in Winlock is 2.79 persons. 67 percent of households have one or more persons over the age of 60; and 30 percent of households have children under the age 18 while nine percent of households have no children at all.



*U.S. Census Bureau/2000/2010 Census

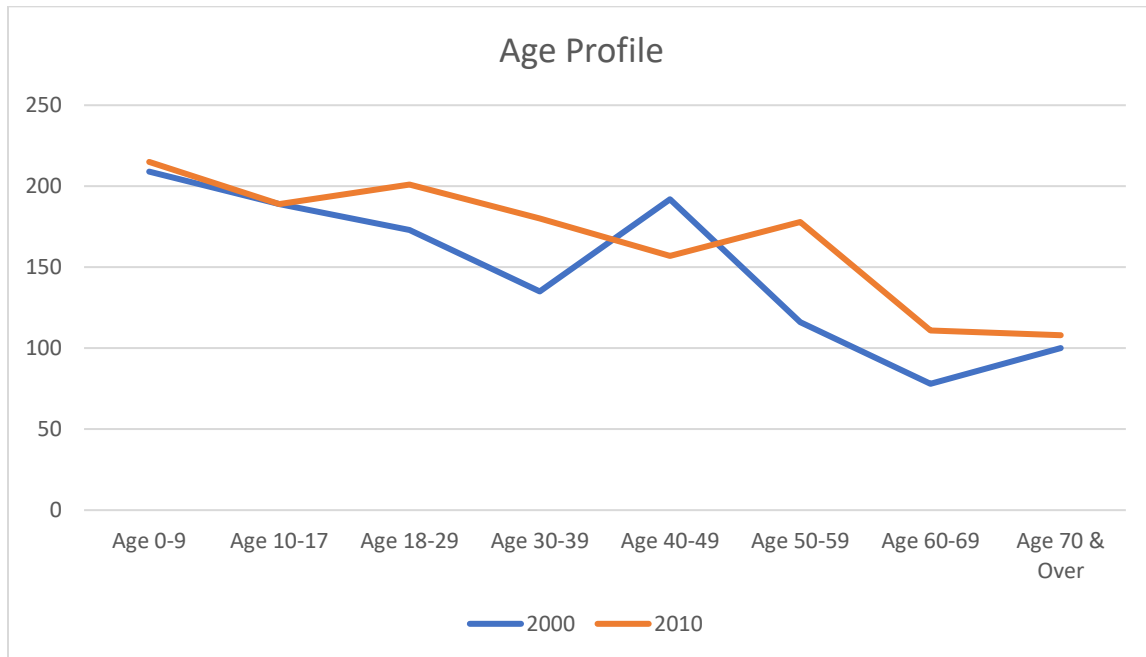
Married couple families make up 58 percent of the population while 15 percent are unmarried partner households. People living alone account for 22 percent of the population and the remaining five percent consist of other non-families.



U.S. Census Bureau/2000 Census/2010 Census

3.4 AGE PROFILE

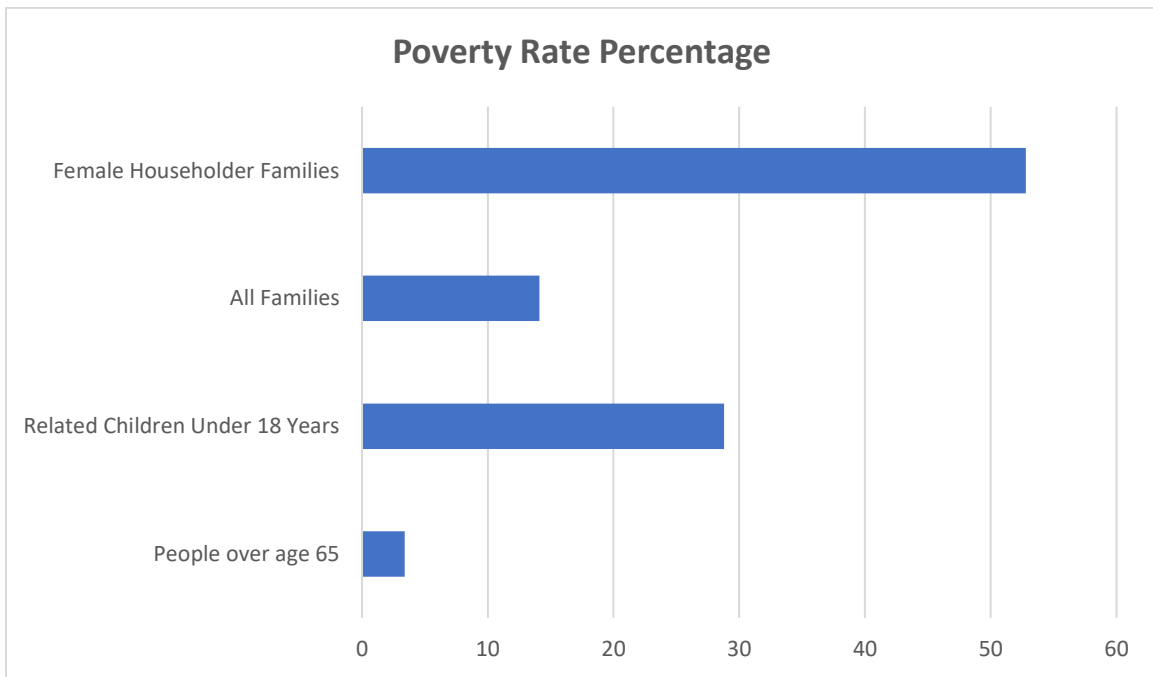
The chart below shows the change in age population from 2000 to 2010. The median household age for Winlock is 34 years over all. The average age for males is 31 years; the average age for females is 36.



*U.S. Census Bureau/2000 Census/2010 Census

3.5 HOUSING AFFORDABILITY

Housing affordability is a key element in sustaining Winlock’s continued population growth. According to the 2012-2016 United States American Community Survey, 20 percent of people in Winlock were living in poverty. An estimated 29 percent of related children under 18 were below the poverty level compared to three percent of people 65 years or older. An estimated 14 percent of all families have incomes below the poverty level. An estimated 53 percent of families with a female householder and no husband present had incomes below the poverty level.



*U.S. Census Bureau/2010 Census

Affordable housing is defined as living units that are affordable by that section of society whose income is below the median household income. Median income is the amount that divides the income distribution into two equal groups, half having income above that amount and half having income below that amount. The median household income for Winlock is \$42,893.

INCOME AND BENEFITS	RESIDENTS	PERCENTAGE
Less than \$10,000	35	7%
\$10,000 to \$14,999	29	5.8%
\$15,000 to \$24,999	72	14.3%
\$25,000 to \$34,999	67	13.3%
\$35,000 to \$49,999	120	23.9%
\$50,000 to \$74,999	96	19.1%
\$75,000 to \$99,999	70	13.9%
\$100,000 to \$149,000	11	2.2%
\$150,000 to \$199,999	3	.6%
\$200,000 or more	0	0%

*US Census Bureau/2010 Census

People are considered to be cost burdened when they spend more than 30 percent of their income on housing. According to the U.S. Department of Housing and Urban Development (HUD), an estimated 12 million households spend more than 50 percent of their annual incomes for housing.

According to the 2010 Census, 57 percent of the homes in Winlock were owner occupied. That is a four percent decrease from 2000 Census.

HOME VALUES/OWNER OCCUPIED		
Less than \$50,000	15	5.2%
\$50,000 to \$99,999	79	27.2%
\$100,000 to \$149,999	117	40.3%
\$150,000 to \$199,999	32	11%
\$200,000 to \$299,999	29	10%
\$300,000 to \$499,999	12	4.1%
\$500,000 to \$999,999	0	0%
\$1,000,000 or more	6	2.1%

*U.S. Census Bureau 2010 Census

3.6 FAIRNESS IN HOUSING

The Fair Housing Act enables persons in the protected classes to rent or own residential property in areas that were segregated. The Department of Housing (HUD) issues regulations and investigates discriminatory housing practices.

The Fair Housing Act defines “person” to include one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, receivers, and fiduciaries. Municipalities, local governments, cities and federal agencies are subject to the law.¹

Under the Fair Housing Act, it is illegal to discriminate in the sale or rental of a dwelling because of disability of the buyer or renter, a person who will reside in the dwelling after it is rented or sold or any person associated with the buyer or renter. It is not discriminatory to refuse to sell or rent housing to anyone, with or without disabilities, whose tenancy would cause a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others. It is required that newly constructed multi-family dwellings be designed so that the public and common-use portions are accessible to people with disabilities.

3.7 CRITICAL AREAS

Critical areas are valuable and potentially fragile natural resources that provide many social and ecological functions. Critical areas help relieve the burdens on citizens of Winlock that developments create such as: congestion, noise and odors, air pollution and water quality degradation.

The City of Winlock has a Critical Areas Ordinance as part of the adopted Development Codes. The Critical Areas Ordinance is used to implement the open space policies of the Winlock Comprehensive Plan and elements of the Washington State Growth Management Act. The critical areas regulations contained in the Critical Areas Ordinance were updated and became effective on August 8, 2016 when the Shoreline Master Plan was updated.

3.8 SHORELINE

The Growth Management Act requires that the goals and policies of the Shoreline Master Plan be considered an element of the city’s Comprehensive Plan. The Shoreline Master Plan outlines the City’s policies and regulations to protect the shorelines under the Shoreline Master Act. All regulatory elements of the Shoreline Master Plan shall be considered a part of the city’s development regulations.

The Shoreline Master Act is the State policies to protect and manage the state’s shoreline resources by planning for reasonable appropriate uses. Therefore, it establishes a coordinated planning program between Winlock and the State of Washington to address development and uses occurring in the shorelines.

The policies of the Shoreline Master Act give preference to shoreline uses that encourage water dependence, protect shoreline natural resources and promote public access. Olequa Creek and King Creek meet the definition of a state shoreline. The Shoreline Management Act applies to segments of streams where the mean flow is more than 20 cubic feet per second with shore land adjacent to these waterbodies.

3.9 FUTURE HOUSING NEEDS

The Lewis County population allocation for Winlock is 4,550 persons by the year 2040. In order to accommodate this population, Winlock will need a variety of housing types and ranges of affordability. Winlock must be able to house and support a growing senior population as well as commuters and persons working in local industries. To ensure cost effective housing is available, the City should encourage development of infill areas first. Development in the Urban Growth Areas must be done in a logical manner in order to plan for utility extensions and roads in a way that has lesser impact upon the environment.