



Memo

To: The Wahkiakum County Planning Commission

From: Dianna Adsero, Building and Planning Assistant & Clerk of the Board

Subject: January 22, 2026, Meeting Packet

Attached is your **Meeting Packet** for the January 22, 2026, Planning Commission Regular Public Meeting. Please bring with you the Comprehensive Plan Binder. Please review Element 4. I will also cover what I found out about Element 3 “Summary” during this meeting. Due to Dave being injured and out of the office, I have had an increased workload and did not get to the edits for Element 3. I will endeavor to complete the edits before the next meeting.

I am including a document called “Connecting Cathlamet”, there will be a Public Comment on this by Ronn Wright. I have limited him to 5 minutes during the Public Comment period. He sent a draft, but he did not get the updated version to me before I needed to send this out, so there may be an updated version on the day of the meeting

Your packet includes:

- Memo
- Agenda
- Prior meeting minutes from October 23, 2025
- Notice of Public Meeting
- Element 4
- Connecting Cathlamet

Please bring with you:

- Comprehensive Plan Binder created for you previously

Please submit all questions you have to me prior to the meeting so I can research and have answers for you before the meeting. If you are unable to attend, please let Dave and me know as soon as possible.

Sincerely,
Dianna Adsero
Wahkiakum Building & Planning Department
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**PLANNING COMMISSION
WAHKIAKUM COUNTY
January 22, 2026
6:00 p.m.**

AGENDA:

Approval of:

Agenda

Meeting minutes from November 20, 2025

New Business:

Public Comment

Vote for new Chairperson

Old Business:

Ongoing Discussion of Comprehensive Plan Update: Planned
Discussion Element 4

WAHKIAKUM COUNTY PLANNING COMMISSION
Minutes for Meeting
November 20, 2025

Present: Tony Aegerter, Chairman; Robert Digirolamo; Bruce Craven; Steven Lake; Marshall Stowe; Forrest Mora

Absent: Janine Davidson; Donna Beaupre; Randy Vogt

Staff: Dianna Adsero, Clerk of the Board

Absent: Dave Hicks

Guests: Brooke Bennett, Wahkiakum Conservation District

Call to Order:

Chairman Tony Aegerter, called the meeting to order at 6:01 pm. There was a quorum present.

It was **M/S/A** Commissioner Marshall Stowe & Commissioner Bruce Craven to approve the agenda as written. Unanimously approved.

It was **M/S/A** Commissioner Steven Lake & Commissioner Marshall Stowe to accept the October 23, 2025, Meeting Minutes as written. Unanimously approved.

New Business:

There were no public comments.

Old Business:

Comprehensive Plan Update Element 3 was discussed and updates were made. Since review of Element 3 was completed Element 4 was assigned for the January 22, 2026, meeting.

Adjournment:

Discussion halted and the meeting was adjourned at 6:58 pm.

Clerk of the Board, Dianna Adsero

Chairman, Anthoni (Tony) Aegerter

NOTICE OF REGULAR PUBLIC MEETING

Notice is hereby given that the Wahkiakum County Planning Commission will hold a Public Meeting Thursday **January 22, 2026**, at 6:00 p.m. in the Meeting Room on the 3rd floor of the Wahkiakum County Courthouse, 64 Main Street Cathlamet, WA 98612.

The public is invited to attend in person or via Zoom.

Join Zoom Meeting

Computer:

<https://zoom.us/j/94973069303?pwd=S2xUaVdSaFR1S1NReWpiMlhGQVZ5UT09>

Meeting ID: 949 7306 9303

Passcode: DdM9Ab

Phone:

253 215 8782

253 205 0468

360 209 5623

Meeting ID: 949 7306 9303

Passcode: 856212

Agenda Items:

New Business:

Public Comment

Old Business:

Ongoing Discussion of Comprehensive Plan Update: Planned Discussion Element 4

Dianna Adsero

Planning Commission Clerk of the Board

Element 4: Housing Element

Purpose of the Housing Element

The Housing Element outlines current conditions and projects future needs for housing. It establishes the community’s policies to address the housing needs of the county over the next twenty years. The Housing Element has been integrated with all other plan elements to ensure consistency throughout the Comprehensive Plan. Specifically, it considers the condition of the existing housing stock; the cause, scope and nature of housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community. The Housing Element includes the following major sections:

- D Demographic Profile
- D Projected Population Growth
- D Housing Profile & Projected Needs
- D Economic Profile & Housing Affordability
- D Housing Assistance Programs



DEMOGRAPHIC PROFILE

The population of southwest Washington grew much faster than the population of the state during the 1990s. As shown below, the region grew by more than 36 percent, 15 percentage points greater than the state as a whole. Clark County was the engine driving this trend. The region’s high rate of growth is expected to continue and out-pace that of the state through the year 2025.

**Table 1
Regional Population Growth**

County	1990 Population	2000 Population	% Change from 2000	2025 Population (Projected)	% Change 2025 (Projected)
Clark	238,053	345,238	45.0%	544,809	57.8%
Cowlitz	82,119	92,948	13.2%	136,114	46.4%
Skamania	8,289	9,872	19.1%	12,927	30.9%
Wahkiakum	3,327	3,824	14.9%	5,072	32.6%
Total	331,788	451,882	36.2%	698,922	54.7%
<i>Washington State</i>	<i>4,866,663</i>	<i>5,894,121</i>	<i>21.1%</i>	<i>7,975,471</i>	<i>35.3%</i>

Source: U.S. Census Bureau, Census 2000; 2002 Population Trends, State of Washington Office of Financial Management, Forecasting Division; Washington State County Population Projections For Growth Management, Intermediate Projection, State of Washington Office of Financial Management, Forecasting Division, January 2002.

Table 2, below, shows that about one in six residents of Southwest Washington who are of working age have some type of disability that does not require them to be institutionalized, but just over half are employed. More than 40 percent of retirement-aged people have a disability.

**Table 2
 Non-Institutionalized Disabled Populations**

County	Age 21-64 Percent of Population	Age 21 to 64 Percent Employed	Age 65 + Percent of Population
Clark	17.8%	60.3%	44.2%
Cowlitz	22.0%	52.1%	46.4%
Skamania	17.3%	49.7%	40.5%
Wahkiakum	23.0%	47.8%	40.8%
<i>Washington State</i>	<i>17.7%</i>	<i>57.6%</i>	<i>42.3%</i>

Source: U.S. Census Bureau, Profile of Selected Social Characteristics: 2000.

Table 3 shows that about one of every five people living in Wahkiakum County is over 65. The other counties in the region have retiree-age populations at about the same percentage as the state as a whole, although this population has been growing in recent years in Skamania County. Wahkiakum is in the “Top 8” of 39 counties for the proportion of residents over age 65.

**Table 3
 Population Over Age 65**

County	Percent of Total Population
Clark	9.5%
Cowlitz	13.3%
Skamania	11.0%
Wahkiakum	18.5%
<i>Washington State</i>	<i>11.2%</i>

Source: U.S. Census Bureau, Census 2000.

Table 4 highlights the mobility of residents. Almost 4 out of 10 people living in the county moved between 1995 and 2000. Of these, one-quarter were from a different county, and almost 10% of these were from a different state. This is another indicator of the extent that in-migration as a growth factor. While the percentage of county residents who moved is somewhat lower than the state average, a significantly higher percentage of Wahkiakum County residents moved in from another county.

**Table 4
 Residence in 1995
 Wahkiakum County & Washington State**

Indicator	Wahkiakum Number	Wahkiakum Percent	Washington State Percent
Population 5 years and over	3,615	100.0	--
Same house in 1995	2,248	62.2	48.6
Different house in the U.S. in 1995	1,366	37.8	48.2
Same county	445	12.3	27.5
Different county	921	25.5	20.7
Same state	589	16.3	9.5
Different state	332	9.2	11.2
Elsewhere in 1995	1	--	3.2

PROJECTED POPULATION GROWTH

Historical Growth Patterns

Wahkiakum County has experienced cyclical changes in population over the past century, with gains during some decades and losses in others. The first wave of significant in-migration in Washington State was in the decade leading up to 1940 (as was also the case in Wahkiakum County), followed by another decade of high in-migration through 1950 (but not reflected in Wahkiakum County growth figures). At the same time, the state rate of in-migration was almost doubled that of natural increase (births minus deaths). The 1950's and 1960's saw large gains statewide, mostly due to natural increase--those who had moved into the state in the 30's and 40's were having their own children. Between 1970 and 1980, another wave of in-migration outpaced natural increase, again almost 2-to-1. The 1980's were years when births and migration were about equal factors in growth. The more prosperous decade of 1990 saw another "boom" in people moving into the state, although there were healthy natural increases in the population that accompanied growth.

Population in Wahkiakum County reached its highest point in the 1940 census, when 4,286 persons were counted. The growth trend of the preceding decades reversed itself during the twenty-year period of the 1940's and 1950's, a time of significant and prolonged population loss for the county. Population growth showed a slow but steady increase through the 1960's and 1970's, followed by another substantial decline during the 1980's. This dynamic reflects a period of immense economic restructuring in the Pacific Northwest, primarily due to declines and displacement in the timber industry. However, it should be noted that some of the decline may be attributed to an undercount of housing units within Cathlamet during the 1990 census. The decade between 1990 and 2000 saw a healthy rebound in population. A declining birth rate was outpaced by the death rate, resulting in an overall natural population decrease that was far outweighed by in-migration to the county.

Table 5
**Historical Population Growth Comparison
 1900 - 2000**

Year	Population	% Growth over Decade	Annualized Growth Rate
1900	2,819	---	---
1910	3,285	6.5	1.7
1920	3,472	5.7	0.6
1930	3,862	11.2	1.1
1940	4,286	11.0	1.1
1950	3,835	-10.5	-1.1
1960	3,426	-10.7	-1.1
1970	3,592	4.8	0.5
1980	3,832	6.7	0.7
1990	3,327	-13.2	-1.3
2000	3,824	14.9	1.4

Source: WA OFM & CWCOC

Population Growth Forecasts

Washington Office of Financial Management has issued population growth projections beginning with Census 2000 population counts and extending through 2025. These projections appear in three series or growth scenarios: Low, Intermediate, and High. Under each series, the primary driver of population gain is due to in-migration. This mirrors the components of growth for Washington State as a whole. The highest population growth in Wahkiakum County occurred during the 1930's, as evidenced in the 1940 census count of 4,286 persons. Under a low growth scenario, the county would again reach this figure sometime between 2020 and 2025. Under an intermediate growth scenario, the county would reach or exceed this population between 2010 and 2015. Annual historical growth rates for Wahkiakum County have averaged around 0.4%, very close to the "low" growth series outlined in Table 6.

**Table 6
 Wahkiakum County
 Projection of the Total Resident Population**

	2000 Actual	2005	2010	2015	2020	2025	Total Growth Rate	Average Annual Growth Rate
Low	3,824	3,656	3,810	3,930	4,128	4,301	12.5%	0.5%
Intermediate¹	3,824	3,906	4,169	4,406	4,745	5,072	32.6%	1.3%
High	3,824	4,156	4,528	4,882	5,362	5,843	52.8%	2.1%
CWCOG Forecast²	4,267	4,773	5,262	5,736	---	---	34.4%	2.3%

Source: WA OFM, 2002; CWCOG Population Forecasts: 1990-2015

¹The Intermediate projection was selected to forecast growth for the comprehensive plan.

²Note: CWCOG forecast was based upon 1990 census count of 3,327 and projected forward. The 2000 figure is not actual count; it is a projected estimate based upon 2.9% growth rate each year, from 1990 forward.

In 1993 the Cowlitz-Wahkiakum Council of Governments hired a consulting demographer to project population growth by jurisdiction and by census tracts. The CWCOG projections are substantially higher than the OFM projections, reflecting a different methodology. The relatively small population of Wahkiakum County makes development of dependable forecasts more difficult. Cohort survival statistics were balanced against concerns and issues were raised in an economic summit. Participants from Wahkiakum County envisioned growth coming from three sources:

- (1) An increase in the number of new commuters to Cowlitz County and Oregon**
- (2) Immigration of retirees**
- (3) Future in-migration of telecommuters for lifestyle choice purposes.**

Employment growth was predicted to be largely in service jobs to support the growing population. Housing growth and escalating land values were held as indicators of these trends. Projected growth rates assumed a declining rate over time. However, it was pointed out that even modest spillover of growth from Cowlitz County could easily double Wahkiakum County's population over the next 25 years. Each of these trends appears to describe what has happened over the past decade, although not to the extent projected in the CWCOG forecast.

The Cathlamet Comprehensive Plan adopted a population growth rate that, in essence, "split the difference" between the CWCOG estimate and OFM's "intermediate" series. The Cathlamet population was applied to the intermediate series as a percentage of county population. The

town’s share of county population ranged from a low of 13% to a high of 18% over the decades since 1940. The lower proportion (13%) was selected as the multiplier. It should be noted that this method incorporated the “intermediate” growth scenario that was published by OFM in 1995, but which are regularly updated to maintain a “rolling” 20-year projection period. The current state projections now cover the years 2005-2025. In addition to adding on a new five-year increment, the latest population projections were modified to reflect slowing economic growth statewide in the early years of the 21st century. The new population projections reflect a “dampening” trend in growth, based on current economic conditions and a slower recovery period than originally estimated. These revisions resulted in projections that are no longer comparable to those used in the Cathlamet plan. For instance, growth for Wahkiakum County in the “intermediate” series once ranged from 4,285 persons in 2005 to 5,490 persons by the year 2020. The current projections estimate an intermediate population of 3,906 by 2005 and 4,745 persons by 2020, when comparing the same timeframes. This results in a discrepancy of 745 persons by the year 2020, using the old and new forecast for intermediate growth. For this reason, more consideration and adjustment would be recommended, in using the Cathlamet approach.

The table below illustrates the source of projected growth. A declining birthrate is not sufficient to result in natural population increases over the projected 20-year period. ***In-migration to the county has been and will continue to be the dominant factor driving growth in Wahkiakum County over the next twenty years***, reflecting a similar statewide dynamic.

Table 7
Historical & Projected Population Growth and Components of Growth
Intermediate Series: History 1970 to 2000 & Projections from 2005-2025

	1970	1980	1990	2000	2005	2010	2015	2020	2025
Historical & Projected Population	3,592	3,832	3,327	3,824	3,906	4,169	4,406	4,745	5,072
Historical & Projected Population Change	166	240	-505	497	82	263	237	339	327
Historical & Projected % Population Change	4.8	6.7	-13.2	14.9	2.14	6.73	5.68	7.69	6.89
Historical & Projected Births	577	532	370	367	184	199	218	221	225
Historical & Projected Deaths	428	347	355	434	226	246	270	295	322
Historical & Projected Net Migration	17	55	-520	564	124	310	289	413	424

Source: WA OFM

The 2000 Census found that between 1995 and 2000, 924 persons moved into Wahkiakum County from other counties and states, and 674 moved away. This snapshot allows a look into how dynamic the population really is. Wahkiakum County has been viewed as a sleepy little rural area without much growth to speak of. ***But over a five-year period, hundreds of people moved into the county, while hundreds of others left.*** This created a net gain of 247 persons during the five-year period. Over the decade of 1990–2000, in-migration was strong enough to outperform out-migration, increasing death rates, and declining birth rates. In-migration is most assuredly the current growth engine in Wahkiakum County.

The following table illustrates the changes in population groups as they are projected to grow over time. Children and youth are projected to decline as a share of the overall population, from 25.2% to 21.8%, while the 65 and older group increases its share from 18.5% in 2000 to 26% of the population by 2025. ***However, the number of adults in their child-bearing years begins to increase again after 2010, indicating a corresponding growth in children that begins to***

show in 2025. Wahkiakum County is among **eight counties in the state experiencing a significantly higher concentration of people 65 years of age and older**, although the numbers of persons in this age group is increasing nationally.

Table 8
Population Projection: 2000 to 2025
Intermediate Series: By Age Group

Age Group	Year 2000	Year 2005	Year 2010	Year 2015	Year 2020	Year 2025
0-19	965	892	912	958	1,025	1,104
Percent	25.2	22.8	21.9	21.7	21.6	21.8
20-44	981	990	1,037	1,115	1,274	1,381
Percent	25.7	25.4	24.9	25.3	26.9	27.2
45-64	1,172	1,219	1,291	1,239	1,220	1,267
Percent	30.7	31.2	31.0	28.1	25.7	25.0
65 & Over	706	805	929	1,094	1,226	1,320
Percent	18.5	20.6	22.3	24.8	25.8	26.0
Total Pop	3,824	3,906	4,169	4,406	4,745	5,072

Source: WA OFM

Comprehensive Plan Adopted Population Growth Projection

The Comprehensive Plan Steering Committee initially began their efforts for long-range planning by using the historical average growth rate of 0.5% per year. Mid-way through the process, the group came to believe that recent population trends have already begun to alter this historical growth rate. In addition, the group determined that public policy should be developed in order to encourage growth and vitality over the next 20 years. While growth and prosperity is a key desired outcome, preserving the rural character of the county was another key value that must be used to balance policy decisions.

Growth rates applied during the development of the Watershed Resource Inventory Area (WRIA) plans for Wahkiakum and Cowlitz counties adopted a growth rate of 1.86%, and concluded that water resource management could support this rate of population growth. The Steering Committee adopted a growth projection somewhat in between the “intermediate” series used by the state Office of Financial Management and that used in the watershed planning process. This growth rate average is 1.5% per year. The growth estimate is applied across the county uniformly, although growth has been very uneven over the past 15 years.

Recent population growth has concentrated in the eastern half of the county, particularly in the Elochoman Planning Area and Puget Island. Skamokawa’s population has been fairly stable while the West End of the county has seen population decline due to significant numbers of out-migration by families with children. Their “replacements” are typically older residents who have already raised a family, thus changing the demographics of the western end of the county quite markedly.

These demographic changes create drains on efficient provision of volunteer services such as fire protection and emergency medical services. For those who remain in the county, daily commuting to other counties for work renders them unavailable to assist in these community functions. The economic development strategy focuses on growing local jobs that pay a family wage in order to steer these demographic trends in a more productive direction, over the long term.

**Table 9
 Comprehensive Plan Growth Projections by Planning Area**

	Puget Island	Elochoman	Skamokawa	West End	Total
POPULATION					
2000 Population	798	1,200	425	836	3,259
+ Cathlamet		565			3,824
2025 Population Project @ 1.5%	1,158	1,741	617	1,213	4,729
+ Cathlamet @ 1.3%		780			5,509
Population Increase	360	541	192	377	1,470
+ Cathlamet		215			1,685
HOUSEHOLDS					
2000 Households	332	470	164	337	1,307
+ Cathlamet		246			1,553
2000 Average Household Size	2.4	2.53	2.59	2.48	2.42
Cathlamet		2.06			
2025 Households	482	684	238	489	1,893
+ Cathlamet		350			2,243
HOUSING UNITS					
Additional Units/ Households	150	214	74	152	590
+ Cathlamet		104			694
Number of New Units Needed, @ 5% Vacancy Rate	158	225	78	160	620
+ Cathlamet		109			729

Source: Cowlitz-Wahkiakum Council of Governments

Based on the anticipated growth rate, approximately 590 new housing units would be needed to serve the growing population. When growth in the Town of Cathlamet is factored in another 104 units would be added, for a total need of 694 housing units. A 5% vacancy rate was selected to allow for a healthy market variation. Higher rates indicate an excess of housing, while lower vacancy rates indicate a shortage of available housing. Although there are a significant number of vacant housing units on the West End, by and large these units have been vacant for extended periods, resulting in the potential for significant structural deterioration. For this reason, these units are not deducted from the number of new units needed to accommodate population growth.

HOUSING PROFILE

Although relatively high rates of homeownership are common throughout Southwest Washington, it appears that more rural counties rely more heavily on mobile homes and other types of dwellings to meet housing needs than their more urban counterparts.

**Table 10
Housing Types**

COUNTY	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME	OTHER
CLARK	70.6%	22.6%	6.6%	0.2%
COWLITZ	68.5%	18.8%	12.3%	0.4%
SKAMANIA	68.1%	5.9%	24.5%	1.5%
WAHAKIUM	69.8%	4.7%	23.8%	1.7%
WASHINGTON STATE	65.4%	25.6%	8.5%	0.5%

Source: U.S. Census Bureau, Profile of Selected Economic Characteristics: 2000.

A further breakdown of housing types within Wahkiakum County is provided below. It is clear that most of the mobile home housing is within the unincorporated area, while most of the multifamily housing is located in the county's sole incorporated area, the Town of Cathlamet.

**Table 11
Housing Units & Type**

	Number	Percent	Unincorporated Area	Percent	Cathlamet	Percent
Wahkiakum County	1,792	--	1,518	--	274	--
1 unit detached	1,240	69.2	1,062	70.0	178	65.0
1 unit, attached	10	0.6	7	0.5	3	1.1
2 units	22	1.2	4	0.3	18	6.6
3 or 4 units	18	1.0	--	--	18	6.6
5 to 9 units	21	1.2	--	--	21	7.7
10-19	23	1.3	--	--	23	8.4
20 or more units	--	--	--	--	--	--
Mobile home	427	23.8	419	27.6	8	2.9
Boat, RV, van, etc.	31	1.7	26	1.7	5	1.8

Source: Census 2000

It is clear from Table 12 that there are a significant number of seasonal homes in the county, representing almost 6% of the housing stock. Many of these are found on Puget Island, although increasing numbers are seen in the Altoona-Pillar Rock area.

Table 12

Housing Tenure & Occupancy

	2000 Population	# Units	Occupied Units	Owner	Renter	Vacant	Seasonal (from vacant)
Wahkiakum County	3,824	1,792	1,553	1,237	316	239	100
Percent			86.7	79.7	20.3	13.3	5.6
Vacancy Rate (Percent)				3.5	5.1		
Avg. Household Size			2.42	2.45	2.33	--	--

	2000 Population	# Units	Occupied Units	Owner	Renter	Vacant	Seasonal (from vacant)
Cathlamet	565	278	246	140	106	32	11
Percent			88.5	56.9	43.1	11.5	4.0
Vacancy Rate (Percent)				3.4	8.6		
Average Household Size			2.06	2.25	1.81	--	--

Source: Census 2000

As might be expected, there are much lower rates of homeownership in the town of Cathlamet (56.9%) as compared to the county as a whole (79.7%).

Fast-growing Clark County has the newest housing stock in the southwest Washington region, with about half its housing built since 1980. Cowlitz and Wahkiakum Counties, which grew faster in earlier years, have a greater percentage of housing built before 1960. The prevalence of older housing stock may indicate greater extent of housing in need of repair. At the same time, it provides an inventory of structures that have high potential for helping maintain the rural character and heritage of the county.

Table 13
Housing Stock – Year Built

COUNTY	PRE-1939 TO 1959	1960-1979	1980 – 2000
CLARK	17.1%	33.0%	49.9%
COWLITZ	38.5%	35.5%	26.0%
SKAMANIA	26.1%	36.5%	37.4%
WAHAKIUM	42.2%	30.9%	26.8%
WASHINGTON STATE	29.4%	32.7%	37.9%

Source: U.S. Census Bureau, Profile of Housing Characteristics 2000

During the collection of land use inventory data, planning staff inventoried general housing conditions throughout the county. The chart below indicates that about 7% of the housing stock is in need of major repair. This represents a very general estimate based on observation of exterior conditions.

Table 14
Wahkiakum County Housing Conditions

	<i>Number</i>	Percent
Total Units (Unincorporated Area)	1,518	84.7
Total Units Surveyed	1,396	92.2
Units Not Surveyed	118	7.8
No Repairs Needed	1,255	89.9
Minor Repairs	41	2.9
Major Repair	99	7.1
Abandoned	1	0.1

Source: Cowlitz-Wahkiakum Council of Governments 2001 Windshield Survey

Additional measures of housing quality can be found in the census results for Wahkiakum County. This data indicate that about 3.3% of the county's housing stock may be considered substandard due to overcrowding, lack of plumbing/kitchen/heating facilities.

Table 15
Housing Conditions, Selected Characteristics

	Wahkiakum		Cathlamet	
	Number	Percent	Number	Percent
Number of Units	1,792		274	
Year Structure Built				
1939 or earlier	410	22.9	113	41.2
1940 or later	1,382	77.1	161	58.8
Occupied Units	1,553		244	
Occupants Per Room				
1.01 to 1.50 Persons	26	1.7	--	--
1.51 or more	15	1.0	--	--
Value				

Less Than \$50,000	24	3.2	5	4.2
Median Value	\$145,500		\$107,100	
Selected Characteristics				
Lacking complete plumbing facilities	22	1.4	5	2.0
Lacking complete kitchen facilities	10	0.6	5	2.0
No telephone service	24	1.5	11	4.5
House Heating Fuel				
Utility Gas	3	0.2	--	--
Bottled, tank or LP Gas	152	9.8	8	3.3
Electricity	855	55.1	159	65.2
Fuel oil, kerosene, etc.	129	8.3	50	20.5
Coal or coke	--	--	--	--
Wood	398	25.6	23	9.4
Solar energy	--	--	--	--
Other fuel	12	0.8	2	0.8
No fuel used	4	0.3	2	0.8

Source: Census 2000

Table 16, below, shows the phenomenal growth in building permits in Wahkiakum County over the past five years. The rate of building permits has doubled from that experienced during the 1990s. The county's housing stock has grown 7.8% in just five years. Most of that growth has been on the eastern end of the county, although about one-third comes from the West End. This indicates that growth patterns are beginning to even out across the county.

Table 16
Single Family Building Permits, 2001 - 2005

Year	Housing Units	Increase
2000	1,792	--
2001	1,821	29
2002	1,838	17
2003	1,869	31
2004	1,901	32
2005	1,931	30
Total		139
Annual Average		28

Source: Washington State OFM

Economic Profile

Median household income is an indicator of economic stability. Median household income means that half of all households earn more, and half earn less than the figure listed. Table 14 shows that median household incomes in three out of four counties in Southwest Washington are below the state average. Only Clark County, with its high-paying high-tech industries, had a median household income higher than the state average. Cowlitz, Skamania, and Wahkiakum Counties all have lost a significant percentage of high paying jobs in the forest products industries. When manufacturing jobs are replaced primarily with lower paying jobs in the service and trade sectors, their earning power relative to the state is declining. Rural counties in Washington State have typically earned a declining share of state average wages over the past 25 years.

Table 14
Median Household Income

County	Median Household Income, 1999
Clark	\$48,376
Cowlitz	\$39,797
Skamania	\$39,317
Wahkiakum	\$39,444
Washington State	\$44,776

Source: U.S. Census Bureau, Profile of Selected Economic Characteristics: 2000

Table 15 shows that Cowlitz and Skamania Counties have a larger percentage of people living in poverty than the state as a whole. These counties have been classified as distressed for the past several years because their rate of unemployment has been at least 20 percent higher than the state average for three consecutive years; this is common in resource-based economies. Both counties have lost a significant number of high-paying manufacturing jobs, particularly in forest products industries, in recent years. Wahkiakum County enjoys a relatively low poverty rate. A large percentage of personal income in the Wahkiakum County is comprised of transfer payments, such as pensions, investment income and property rentals, thus assisting in its relatively low poverty rate.

**Table 15
Poverty Rates**

County	Percent of Total Population	Children Under 18	Over Age 65
Clark	9.1%	11.7%	6.8%
Cowlitz	14.0%	19.5%	6.6%
Skamania	13.1%	18.1%	7.9%
Wahkiakum	8.1%	11.0%	2.7%
Washington State	10.6%	13.2%	7.5%

Source: U.S. Census Bureau, Profile of Selected Economic Characteristics: 2000

Housing Affordability

The general rule of thumb for housing affordability is that housing costs—including utilities—should not consume more than 30% of the gross household income. Given a median household income of \$39,444 for Wahkiakum County, housing costs should not exceed 30% of this figure, or \$11,833 per year. This represents a monthly housing budget of \$986. Using the estimate provided by Washington State Office of Financial Management for 2004, the county median income is **\$43,164**. An affordable housing payment at 30% of this figure is \$12,949 per year or **\$1,079 per month**

**Table 16
Residential Sales Comparison, 2004 & 2005**

	2004	2005
Number of Total Sales	81	85
Total Amount	\$12,649,962	\$13,645,121
Average Sales Price	\$156,172	\$160,531
Residential on Acreage	49	66
Total Sales	\$5,774,162	\$9,479,856
Average Acreage	2.35 acres	1.63 acres
Average Residence Size	1,424 sq. ft.	1,460 sq. ft.
Average Sales Price	\$117,840	\$143,634
Residential on Lots	10	6
Total Sales	\$1,437,700	\$1,129,000
Average Sales Price	\$143,770	\$188,167
Frontage Properties	22	13
Total Sales	\$5,438,100	\$3,036,265
Average Frontage	179.5 front feet.	189.5 front feet
Average Residence Size	1,631sq.ft.	1,646 sq. ft.
Average Sales Price	\$247,186	\$233,559

Source: Wahkiakum County Assessors Office, 2006

The data above indicate that home sale prices in Wahkiakum County still remain relatively affordable. The sales data excludes land-only sales as well as sales among family members. It shows that homes on acreage are typically just under 1,500 square foot in size, on two acre tracts and selling for under \$150,000. Homes on city lots generally have a higher average price due to the urban services that are provided, as well as the structure type. Sales prices for waterfront footage are still a relative bargain, with the typical home just over 1,600 square feet with just under 200 waterfront footage and selling for under \$250,000.

Using the **average sales price for 2005** and current interest rates (6.25% for a 30-year mortgage), the estimated payment for principal and interest (only) is **\$988.42**. The monthly payment that a person earning the Wahkiakum County median income could afford is \$986 (using 2000 Census). Using the 2004 OFM income estimate, an affordable payment is **\$1,079 per month**. In this scenario, there is a small surplus of \$90. Either example used reveals that the gap/surplus is small, but widens quickly—and considerably—when taxes, insurance, and utility costs are included.

Table 17 compares affordability of housing in Wahkiakum County with other counties selected for comparison. The Housing Affordability Index (HAI) for all purchases as well as first-time home buyers indicates problems with affordability in Wahkiakum County as compared to other counties. Only Jefferson County fared worse in this comparison. While purchasers generally have enough income to qualify for housing, the typical first time buyer household has only 77.1% of what is needed to purchase entry-level housing in Wahkiakum County.

**Table 17
 Housing Affordability Index, Third Quarter 2005**

	Median Price	Mortgage Rate	Monthly Payment	Median Family Income	HAI	Starter Monthly Payment	Median Household Income	First Time HAI
Wahkiakum	\$180,000	5.83%	\$848	\$50,017	122.9	\$833	\$43,996	77.1
Pacific	\$135,000	5.83%	\$636	\$43,660	143.1	\$625	\$35,192	82.2
Cowlitz	\$157,900	5.83%	\$744	\$52,128	146.0	\$730	\$43,594	87.0
Jefferson	\$288,200	5.83%	\$1,357	\$52,422	80.5	\$1,333	\$42,476	46.5
Lewis	\$145,000	5.83%	\$683	\$47,172	143.9	\$671	\$39,539	86.0
Statewide	\$269,300	5.83%	\$1,268	\$61,853	101.6	\$1,246	\$50,431	59.0

Source: WSU Center for Real Estate Research

Notes:

Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Index numbers higher than 100 indicate housing is affordable.

First Time Buyer Index assumes the purchaser's income is 70% of the median household income. Home purchases by first-time buyers are 85% of the area median price.

All loans are assumed to be 30-year terms. All buyer indices assume 20% down payment. First-time buyer index assumes 10% down.

It is assumed 25% of income can be used for principal and interest payments.

**Table 18
 Existing Home Sales & Median Home Prices
 Time Trend: First Quarter 2004 – Third Quarter 2005**

	2004 Q 1	2004 Q2	2004 Q3	2004 Q4	2004 Annual	2005 Q1	2005 Q2	2005 Q3	% Change Q3
Median Home Prices	\$170,000	\$165,000	\$172,500	\$165,500	\$167,000	\$185,000	\$150,000	\$180,000	4.3%
Existing Home Sales	10	30	10	40	90	20	40	10	40%

Source: WSU Center for Real Estate Research

It is clear from Table 19 that about one-third of renters pay more than 30% of their income for housing in Wahkiakum County. Homeowners pay more than 30% at about half that rate—only 17.5%. A range of land use densities and locations is designated on the comprehensive plan future land use map in order to provide opportunities for development of affordable housing.

Table 19
Wahkiakum County Housing Affordability
Selected Characteristics

	Wahkiakum		Cathlamet	
	Number	Percent	Number	Percent
Number of Units	1,792		274	
Monthly Costs as % of Income				
Owner – Over 30% of Income	133	17.5	15	12.7
Renter – Over 30% of Income	90	29.4	33	30.3
Not Computed	52	17.0	9	8.3

Source: Census 2000

Rental Affordability

The Housing Wage is the amount a person working full-time has to earn to afford a two-bedroom rental unit at fair market rent while paying no more than 30% of income in rent. The *Out of Reach: 2005* report by the National Low Income Housing Coalition calculates the Housing Wage for every state, region and county in the U.S.

In Washington State, the Fair Market Rent (FMR) for a two-bedroom apartment is \$757. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,522 monthly or \$30,268 annually. Assuming a 40-hour work week at 52 weeks per year, this level of income translates into a Housing Wage of \$14.55.

In Washington, a minimum wage worker earned an hourly wage of \$7.35 in 2005 (the figure was increased in 2006). In order to afford the fair market rent for a two-bedroom apartment, a minimum wage earner must work 79 hours per week, 52 weeks per year. Or, a household must include two minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$579 in Washington. If SSI represents an individual's sole source of income, \$174 in monthly rent is affordable, while the FMR for a one-bedroom is \$617.

Table 20
Out of Reach 2005 – Selected Statistics

Location	Total Households	Percent Renter Households	Two-Bedroom Fair Market Rent – 2004	Hourly Wage Needed (40 hour week)	No. Hours Per Week Needed to Afford Unit @ Minimum Wage
Washington	2,271,398	35%	\$757	\$14.55	79
Cowlitz	35,850	32%	\$588	\$11.31	62
Wahkiakum	1,553	20%	\$589	\$11.33	62

Source: National Low Income Housing Coalition

Site Selection for Families

Wahkiakum County has had a declining natural growth rate, meaning that most of its growth is driven by in-migration to the county. This has occurred as young people of child-bearing years have left Wahkiakum County to further their education or to seek a living wage job in another area. A key foundation of the county’s economic strategy is to increase employment with jobs that can sustain a family wage.

In 1998, Reader's Digest asked parents to rate 13 features of a good location to raise a family. These areas are important indicators of what is still valued when considering a new place to call home.

Table 21
Family Site Selection Factors

Factor	Importance (Maximum of 10 Points)
Low Crime Rate	9.7
Low Drug/Alcohol Problem	9.6
Good Public Schools	9.5
Quality Health Care	9.3
Clean Environment	9.2
Affordable Cost of Living	8.9
Strong Economic Growth	8.8
Extracurricular School Activities	8.7
Access to colleges	8.3
Many Activities for Youth	7.8
Less Than One Hour to Major city	7.0
Many Private Schools	6.9
Warm & Sunny Weather	6.0



High homeownership rates point to a population that has a vested interest in maintaining the living standards of an area. The number of college-educated residents is indicative that the residents value the importance of higher education. This translates into educated parents who are inclined to be active participants in promoting good local schooling. Feeling safe and secure is a primary consideration when choosing where to live. Quick access to quality health care and corresponding coverage areas are top-of-mind concerns when deciding where to relocate. Distance or travel time to

the nearest hospital or urgent care facility, especially if a member of the family has an existing chronic medical condition, is key. Lower costs of living are universally attractive, as long as the benefits do not outweigh the perceived remoteness.

Special Needs Populations

Housing availability and affordability are critical issues to special needs populations, including low income, elderly, and very small/large families. These needs often translate into a cost burden for housing that exceeds 30% of household income, which is the standard in the real estate industry. The State of Washington conducts a Comprehensive Housing Assistance Strategy (CHAS) that is updated on a biennial basis. Data from the original CHAS and the 2002 update and estimates identify housing needs of special needs populations, which are outlined on Table 22, below.

**Table 22
 Estimate of Special Needs Housing Populations – 2002**

Household by Type, Income & Housing Problem	RENTERS					OWNERS			
	Elderly (1 & 2 P/H)	Small Related (2-3 P/H)	Large Related (5+ P/H)	All Other HH	Total Renters	Elderly	All Other Owners	Total Owners	Total HH
Very Low Income (0%-50% MFI)	44	34	2	38	118	158	68	226	344
0%-30% MFI	16	24	0	34	74	100	47	147	221
31%-50% MFI	28	10	2	4	44	58	21	79	123
Other Low-Income (51%-80% MFI)	13	24	3	25	65	170	85	255	320
Moderate Income (81%-95% MFI)	3	12	35	7	57	36	21	57	114
Total Households*	63	189	50	107	409	544	711	1,255	1,664

Source: Washington Department of Community, Trade and Economic Development

Notes: MFI = Median Family Income

Assumes renter occupied households at 24.58% and owner occupied at 75.42% of all occupied units.

*Includes all income groups, including those above 95% MFI

Existing Resources for Special Populations

Group quarters exist in two locations within Cathlamet. Hotel Cathlamet offers 20 assisted living units with a maximum capacity of 22 persons. This facility is located within the downtown commercial district and offers nursing services to residents without age or income thresholds. Sun Bridge Care Center is located in a residential area near the downtown district. It can accommodate up to 53 persons who need long-term care and rehabilitative services. There are no age or income thresholds associated with this facility. Special needs populations may be served at either location. Both group quarters typically have vacancies at any given time. The 2000 Census found 58 persons living in group quarters in Wahkiakum County, all within Cathlamet.

Subsidized Housing

Eagle Pointe is a recent residential development offering 17 units of rental housing for persons aged 62 years and older. Twelve (12) units are subsidized by Section 8 for low-to-moderate income elderly persons and five are offered to seniors at market rates. This project was a joint venture between the Longview Housing Authority, U. S. Department of Housing and Urban Development, Wahkiakum County, Federal Home Loan Bank Board, Washington Department of Community, Trade and Economic Development, and Bank of the Pacific. The property is located between the high school and Erickson Park on 3rd Street. Four low-income rental units are offered at 25 River Street.

A similar project is envisioned on the West End of the county to assist seniors who are paying more than 30% of their incomes for housing. Site discussions have included an area near the Grays River Methodist Church and near the Rosburg School.

Twelve Housing Market Trends in Washington State

The Washington State Affordable Housing Advisory Board has identified several trends in Washington State's housing market, and has developed strategies (outlined below) to address them.

1. Thirty-nine percent of Washington households are "low income"
2. Home ownership in Washington trails the national average
3. Rental housing has become less affordable for households with the lowest incomes
4. Public resources are key to housing affordability
5. The Federal Housing Choice Voucher Program (Section 8) is a critical component of affordable housing in Washington
6. Insufficient public infrastructure funding and regulatory barriers disproportionately burden affordable housing development
7. Insurance costs for housing continue to increase
8. Homelessness remains pervasive and persistent issue
9. Low-income people with the greatest needs require affordable housing and services to remain in housing
10. Manufactured housing is an important source of affordable housing
11. Rising energy costs continue to impact the affordability of housing
12. Adequate farmworker housing is key to the state's agricultural economy

Source: "Affordable Housing Advisory Board Report, 2005 – 2010"

Strategies to Meet Needs for Affordable Housing

Use Local Government Financial Support for Affordable Housing

- ⇒ Support use of document recording fee revenues for low income housing
- ⇒ Encourage local governments housing levies for affordable housing

Make More Public Investment In Infrastructure

- ⇒ Reexamine the balance of “who pays for growth” with respect to affordable housing. Support more public investment in infrastructure from general tax revenues, rather than depending on impact fees, hook-up fees and development requirements that can add to housing costs.
- ⇒ Support deferral of impact fee collection or waiver for low-income housing

Pursue Regulatory Strategies and Incentives that Support Affordable Housing

- ⇒ Promote inclusionary zoning requirements for affordable housing or voluntary programs with density bonuses and other incentives for developers.
- ⇒ Require minimum densities within urban growth areas (UGAs)
- ⇒ Support compliance with the statutory requirement to allow accessory dwelling units
- ⇒ Substantially simplify local building codes through the state building code
- ⇒ Encourage better environmental review of plans and regulations to streamline permitting.
- ⇒ Encourage priority permit processing for low-income housing developments.

- ⇒ Encourage small nodes of housing development surrounded by rural land.
- ⇒ Provide more public education and community involvement so that citizens see that housing density can be accomplished in a way that enhances rather than detracts from the quality of life.
- ⇒ Examine other ownership models such as “mutual housing” and cooperatives.

Help Developers Address Rising Insurance Costs

- ⇒ Ensure there is affordable and available insurance coverage for housing contractors, particularly condo builders, small homebuilders, and subcontractors.
- ⇒ Encourage risk-reduction and safety programs within the affordable housing industry.
- ⇒ Continue to work on liability reform for all housing development and operations while protecting consumer interests.

Significantly Reduce Homelessness for Individuals And Families

- ⇒ Adopt and implement a coordinated plan to end homelessness in ten years.
- ⇒ Utilize and replicate the Homeless Families Services Fund to meet the need for homeless families to address the “housing plus service” needs of other homeless populations and special needs populations.

Promote Supportive Housing

- ⇒ Increase the amount of permanent supportive housing.
- ⇒ Increase the supportive housing capacity of local housing and service providers through federal, state, and privately sponsored technical assistance.

Promote Quality Manufactured Housing And Equitable Regulation

- ⇒ Utilize CTED technical assistance to implement SB 6593 by revising local regulations that have the effect of discriminating against consumers’ choices in the placement or use of a manufactured home.
- ⇒ Support permit fees for manufactured home installation.
- ⇒ Support changes to land use codes to allow for condominium conversion or other home ownership opportunities for land currently zoned for mobile and manufactured home parks.

- ⇒ Develop a homeowner strategy that supports movement from mobile to manufactured homes.
- ⇒ Develop a homeowner strategy that supports the allowance and acceptance of manufactured homes for both new development and redevelopment/in-fill projects.
- ⇒ Support expansion of the Office of Manufactured Housing to include other services to provide homeowner opportunities for seniors and first time homebuyers.

Increase Investment In Farmworker Housing

- ⇒ Support the provision of more permanent housing for farmworkers.

Additional Concerns

Lead-based paint

According to Federal government data, 86% to 95% of all residential lead-based paint hazards are found on housing built before 1960. The issue of lead-based paint hazards in housing is not only a safety and health concern, but is inseparable from affordability. Measures taken to maintain and preserve established, older housing are generally more cost effective than replacing it. Housing units built before 1960 are 45 or more years old. Those that have not undergone significant renovation are now in need of attention.

Section 8 voucher program

The current federal administration has significantly reduced Section 8 program funding, with additional cuts scheduled until 2009. The needs cannot be met by other housing programs, since all other federal and state low-income housing subsidy programs combined total \$160 million a year in Washington State.

Housing for the elderly – changing demographics

Washington's elderly population will grow rapidly after 2005. The population of age 75 and older shows the most rapid growth after 2015 when the Baby Boom generation has its impact. Affordable housing that is accessible to services will be essential for addressing this aging population.

Excerpted from: "Affordable Housing Advisory Board Report, 2005 – 2010"

Housing Assistance Programs

There are a number of state and federal housing programs available to assist with a variety of housing needs. A brief description of some of the programs that may be applicable to Cathlamet is provided below.

Washington State Department of Community, Trade and Economic Development -

Weatherization grants are available to non-profits and local governments for low-income persons, families with young children, and the elderly. Energy Matchmakers provides matching grants to local government for low-income persons. Mortgage/Rental Assistance is available for dislocated timber and fishing impact counties, including Wahkiakum County; Community Development Block Grants/Housing Enhancement funds can be used to carry out a locally designed housing program; HOME provides funds for housing construction, repair and rehabilitation, and first-time homebuyers and rental assistance in qualifying areas. The Housing Trust Fund provides up to 25 percent of development costs for housing.

Washington State Housing Finance Commission - The House Key program offers financing to new homeowners who meet income criteria. The Multifamily Tax-Exempt Bond Financing Program offers bonds to finance housing owned by for-profit and nonprofit entities. The Low-Income Housing Tax Credit Program allocates federal income tax credits to investors in qualified low-income rental housing. The sale of bonds is used to support the Affordable Housing Initiative and the Nonprofit Program. The former provides low-interest subordinate loans for housing developed by nonprofit organizations, while the latter provides financing for low-income rental

housing. The Housing for the Elderly Program provides financing for rental housing, assisted living, retirement communities and nursing homes owned and operated by a for-profit or nonprofit organization.

USDA Rural Development - The Guaranteed Rural Housing Program provides mortgage guarantees for qualified home buyers. Mutual Self-Help Housing Loans are made to individual families who wish to work together to build their own homes. Availability of water, sewer, and affordable land are critical to the success of this program. Home Ownership Loans are offered to families and individuals without adequate housing who are unable to obtain private lender loans. Home Improvement Loans and Repair Loans and Grants are available to existing low-income homeowners. The Housing Preservation Grant provides funds to public and private non-profit groups to finance rehabilitation of owner-occupied, rental or cooperative housing for low and very low-income households. Rural Rental Housing Loans provide funds for living units for persons with low- and moderate-incomes who are age 62 and older.

U.S. Department of Housing and Urban Development (HUD) - The Section 8 Existing Housing Program provides rent subsidies to households with incomes below 50 percent of the area median for privately-owned rental housing. Supportive Housing for the Elderly provides interest-free capital advances and rental assistance to nonprofit sponsors and developers of housing for the elderly. Supportive Housing for Persons with Disabilities provides similar assistance to nonprofit sponsors and developers of housing for persons with disabilities. HUD/FHA Mortgage Insurance is available to private or nonprofit owners of new or existing market-rate, multifamily rental housing. A similar program provides mortgage insurance for home mortgages made by private lenders.

Private Lenders - The Federal Home Loan Bank sets aside a percentage of its net income for grants and rate write-downs to participating lenders. Their Affordable Housing Program provides below market-rate loans and grants for very low- to moderate-income ownership and rental housing. The Community Investment Fund provides loans for owner or rental housing for households at or below 115 percent of area median income and commercial development loans in low- and moderate-income households. The Challenge Fund provides recoverable grants to community-based organizations for predevelopment costs of affordable housing. The Washington Community Reinvestment Association (WCRA) is a statewide private lender providing long-term conventional financing for multi-family rental and special needs housing. The Washington Community Development Loan Fund provides predevelopment financing for nonprofit organizations for housing and community development projects benefiting low-income persons. The Low Income Housing Fund is a national nonprofit financial institution that offers financing for affordable housing and community development at favorable rates and terms.

Local Funding Strategies - General obligation bonds for housing can be issued for housing that meets the needs of households with incomes at or below 80 percent of the area median income. A Special Purpose Property Tax Levy is available to cities and counties to implement locally designed housing programs for low- to moderate-income households.

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Connecting Cathlamet: A Path to Linking Cultural Histories, Healthy Landscapes, and Economic Growth

Background

Cathlamet has a rich social and environmental history. This history continues to shape today's community as well as to present future opportunities to protect, enhance, and connect vital assets such as urban forests, historic structures, waterfront and marina, residential and retail areas, and the larger region. Cultural heritage serves as an anchor to the past, and a beacon for the future. The *Connecting Cathlamet* studio will initiate the first of a series of longer-term productive collaborations between the University of Washington, the town of Cathlamet, Wheelhouse, and other stakeholders focused on the intersections of cultural heritage, landscape and architectural design, and community-based planning. Participating UW students will work with local residents and area specialists, UW faculty and other professional designers, artists, and preservation experts, as well as collaborate with the Cathlamet school district to facilitate opportunities for peer mentorship and student recruitment for UW departments.

Description

Connecting Cathlamet is an advanced interdisciplinary 10-week design studio conducted in partnership with the town of Cathlamet, Washington and Wheelhouse. This landscape-based design and master planning project links cultural heritage and tourism with planning and design in smaller communities. In bringing together Cathlamet stakeholders and University of Washington students in landscape architecture, planning, architecture and Scandinavian Studies, participants will collectively cultivate skills in applied research, community-based planning, historic preservation, and site design. Students will explore approaches and opportunities in landscape preservation and interpretation, environmental restoration and public health, and recreation and wayfinding networks. Learners will collaborate with design and preservation professionals and Cathlamet residents, organizational representatives, and government officials to enhance existing community assets through engagement, education, design, and sustainable development. The studio will focus on skills in co-design processes, build confidences in master planning, conceptual, and site design, explore innovative and non-traditional design research and built interventions, and provide opportunities for intergenerational mentorship and lifelong learning. Final projects will include a community master plan that focuses on the nexus of cultural heritage and habitat health with recommendations for future opportunities.

Student Learning Objectives

- Provide opportunities to introduce and build skills in co-design, community stewardship, and mentorship through design research and planning
- Explore meaningful and conscious approaches to connecting landscape histories to contemporary design practices
- Employ archival, interactive, and other non-traditional and innovative design research methods
- Link sustainability, community resilience, and social cohesion with skills and experience in historic preservation and adaptive reuse, Indigenous traditional ecological knowledge, and climate change mitigation and resilience
- Cultivate technical skills in design communication, oral history gathering and interpretation, wayfinding and interpretation, intergenerational mentorship, and public art and performance as design research and outreach tools

Project Deliverables (what else does Cathlamet need?)

- Research and design documentation report
- Preliminary town masterplan promoting cultural heritage, including conceptual design of:
 - Local wayfinding and interpretative elements incorporating existing and new signage, public art, historic monuments, and selected heritage trees
 - Regional recreational multiuse path route alternatives
 - Habitat enhancement and protection including
 - Program development for selected historic sites including Johnson House
 - Schematic design of proposed municipal (county) administration center
- Non-traditional and innovative community engagement and research products including:
 - Oral history recording and community-based storytelling
 - Temporary design installations (wayfinding, site/historic interpretation, public art)
 - Co-learning opportunities including preservation, design, heritage panel presentation and public lecture
-

Proposed Studio Partners and Contributors (others speakers, workshop professionals, reviewers, etc.?)

- Wheelhouse
- City of Cathlamet
- University of Washington Department of Landscape Architecture
- UW Department of Architecture
- UW Department of Planning and Urban Design
- UW Department of Scandinavian Studies
- UW Department of Drama?
- SHKS Architects and Site Workshop
- Gwen Whiting, Washington State Historical Museum
- Davidya Kasperzyk, AIA, retired
- Elissa Renouard, AIA, UW Architecture faculty

Preliminary Budget \$3,533

The budget is based upon estimated transportation costs*, printing (advertising, presentation materials, final reports), speaker/workshop honoraria, refreshments and supplies (recording/documentation equipment, construction materials for temporary site interventions) and may change based upon available funding. Please note that this estimate assumes in-kind lodging for student travel. In addition, this estimate currently excludes **per diem meal expenses** for student travel pending confirmation of final travel dates OR **honoraria for high school students** for participation/contributions to design studio pending further discussion. A more detailed draft budget is available upon request. *Transportation costs assume the use of UW UCar 7-passenger vehicles, 8-12 students plus instructors and three site visits of 2-3 days each (Site Visit 01: program scoping/site analysis, Site Visit 02: site intervention/community feedback, Site Visit 03: final project presentations/celebration)

Project Summary of WHEELhouse application for the DoC Capital Capacity Grant

The WHEELhouse is applying as the lead agent for the Dep.of Commerce's capital capacity grant. It will focus on using the money to help cover costs for the UW project. **Current draft:**

Total grant funding request = \$15,500

- UW Student travel:
 - three vans at \$200/ea for three weekends - \$1800
 - lodging for three weekends (5 nights) - \$800x5 = \$4,000
 - food for three weekends - 20people x \$40/day x 5 days = \$4000
- Local expert consultants hired to brief students:
 - 5 persons at 500/ea = \$2000
- Community and HS student visit to UofW for one day
 - School bus - \$600
 - lunch for visit - \$400
- Support for town forums:
 - 5 meetings x 200/meeting = \$1000
- Support for final deliverables materials:
 - design & printing = \$800
- Wheelhouse project coordinator stipend:
 - 1 at 300/month for 3 months = \$900

The greater Cathlamet area is working to recover from local and national economic downturns by generating the capacity to share and sustain its rich cultural and historical heritage. The long-term goal is to develop Cathlamet as a cultural heritage destination highlighting its Scandinavian, Chinook, British, Chinese, and Hispanic cultures intersected within its fishing, agricultural, and logging economy.

This effort aligns with the Wahkiakum County Comprehensive Plan. The Town of Cathlamet became a Main Street associate over two years ago, previously applied for a National Endowment for the Humanities grant (with feedback emphasizing the need for professional project evaluation documentation), and supported a State-funded feasibility study of Julia Butler Hansen House property conducted by the Washington State Historical Society, delivered last year. Last spring, the State Legislature funded immediate preservation work at the Julia Butler Hansen House, including roof, HVAC, and security upgrades, based in part on that feasibility study. Most recently, the WHEELhouse group completed a 10-year lease agreement with Wahkiakum county to develop the 1890's-era Johnson House and property as a Cultural Heritage Welcome Center and as a community engagement space.

This project is a Community Engagement and Capital Development Plan to assess the Johnson House Welcome Center property, Heritage Campus buildings and grounds, and nearby public spaces for coordinated cultural development. The scope of work includes:

- Upgrading: Identifying and planning for necessary upgrades to the Johnson House Welcome Center and the surrounding Heritage Campus buildings and grounds.

Project Summary of WHEELhouse application for the DoC Capital Capacity Grant

- Vision development: Hosting community forums to develop a unified vision for the Heritage Campus as it fits into the Cathlamet area's cultural landscape, economic revitalization plans, and capital improvements.
- Accessibility: Planning for community walking paths and interpretive signage to enhance public access and education.

Deliverables from this planning process will be community derived visioning documents, and comprehensive Basis of Design documents sufficient for submission to future capital grants where appropriate. These will include detailed drawings, a clear construction timeline, necessary supporting documentation (e.g., environmental surveys, permits), and a detailed budget. These documents will demonstrate project feasibility, community support, and readiness for future funding consideration.

Estimated costs are \$15,500, with University of Washington faculty and students in the Architecture, Landscape Architecture, Urban Planning, and Scandinavian Studies Departments providing select services at reduced cost.

Our "Key Partner" is the U of W, and possibly others from the list below. We will ask these groups and possibly others if they want to write letters of support for this project:

- Town of Cathlamet
- Wahkiakum County Board of Commissioners
- Friends of Julia Butler Hansen
- Chamber of Commerce
- Chinook Nation
- Wahkiakum County Historical Society
- Wahkiakum School District
- ... any others? ..

We would ask for letters of support from these organizations. Support letters would probably say something like: "we like this idea, we will help by providing access to our facilities and activity speakers, but we can't commit to providing any money." The Chamber would also say: "we will help with advertising".

The timeline is:

- Jan 20 - Phase 1 grant application due
 - Requests for letters of support made before this time
- Jan 29 - invitation from DoC to advance to Phase 2 application, if we qualify
- Feb 12 - Phase 2 application due, including letters of support
- March 1 - funds available if requirements met, including insurances
- June 30 2026 - all grant funds spent and all tasks completed and reported on