

# City of George- LCA Report



## Land Capacity Analysis (LCA)

### Background

As the City of George grows over the next 20 years, it has a responsibility to accommodate its fair share of housing needs across a wide range of economic demographics per the Growth Management Act. The Dept of Commerce guidebook for fully planning jurisdictions explains it as:

“[The City’s UGA, which includes all [of the incorporated City limits], must allow development density sufficient to accommodate the next twenty years of projected population and employment growth. If zoning regulations don’t authorize the densities to accommodate this growth, the City needs to increase allowed densities, expand the size of its UGA, or both. In [2027], the City must plan for and accommodate housing needs by income band, so it will need to make assumptions about the densities that will provide housing at various price points and adjust accordingly to meet housing need.”<sup>1</sup>

Working with Grant County to determine a preliminary population allocation and using the Housing for All Planning Tool (HAPT), the City has been allocated its share of diversified housing it must accommodate through its Housing Element in the Comprehensive Plan and through its development regulations. This analysis is provided within the Population Allocation Report.

### Process

Using the City’s population and housing allocations per Figures 1 and 2 below, the City can look at its UGA and analyze if there is enough land capacity to support this allocation. “A Land Capacity Analysis (LCA) is a methodology conducted by counties and cities to determine the amount of vacant, partially used, and under-utilized lands, as well as the redevelopment potential of built properties, to accommodate growth.”

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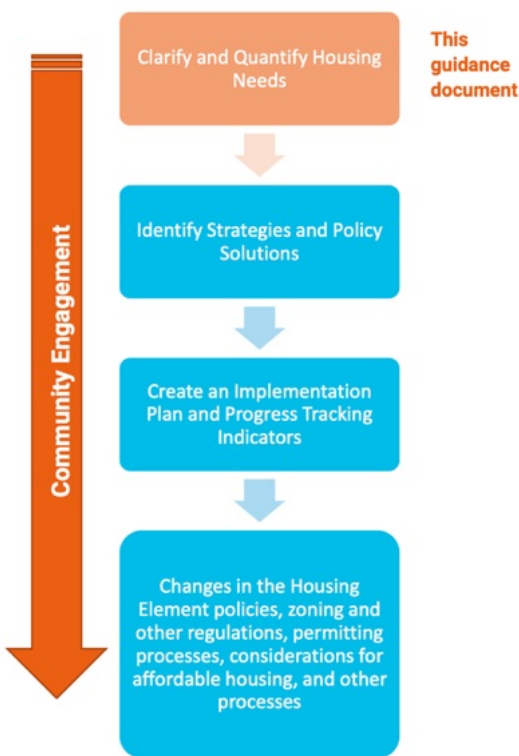
<sup>1</sup> A Guide to the Periodic Update Process Under the Growth Management Act Fully-Planning Counties & Cities. Department of Commerce.

Jurisdiction	2025 OFM Population Estimates	Current % of total County Population	2047 Population Targets	2047 Share of total County Population
<b>Grant County</b>	<b>106,250</b>	<b>100%</b>	<b>133,612</b>	<b>100%</b>
George	900	0.85%	1,208	0.90%

Figure 1: City of George Preliminary Population Allocation. Nexus Planning Services, 2025

Jurisdiction	% Share	Total Units Allocated (2020-2047)	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
			0-30%							
			Non-PSH	PSH	30 - 50%	50 - 80%	80 - 100%	100 - 120%	>120%	
George	0.8	157	26	11	37	28	14	13	28	1
City										
Unincorporated UGA										

Figure 2: Preliminary Housing Share- Sources: HAPT, 2026; Nexus Planning Services, 2025



After calculating what the City’s available land can support, it can be assessed against what has been determined to be needed, and deficiencies can be identified. If deficiencies are found in this analysis, then the City can take policy action that amends its zoning boundaries or development regulations to compensate for this deficiency.

While not required to create an implementation and monitoring plan, the City should observe the effects of adopted policy and zoning to see if they are effectively accomplishing the goals of providing diverse and robust housing opportunities for all economic segments in the community.

Figure 3: Dept of Commerce Strategy for Updating the Housing Element

## Provisions for All Economic Segments

The latest housing element guidance and GMA requirements want Cities to make sure they not only have land capacity to provide the housing numbers to support its allocated population, but also the diverse economic segments across its potential housing growth. This means having diverse zoning categories and development regulations that encourage housing that is affordable to all.

Working with the County, the methodology to accomplish this was determined as seen in the flow chart Figure 4.

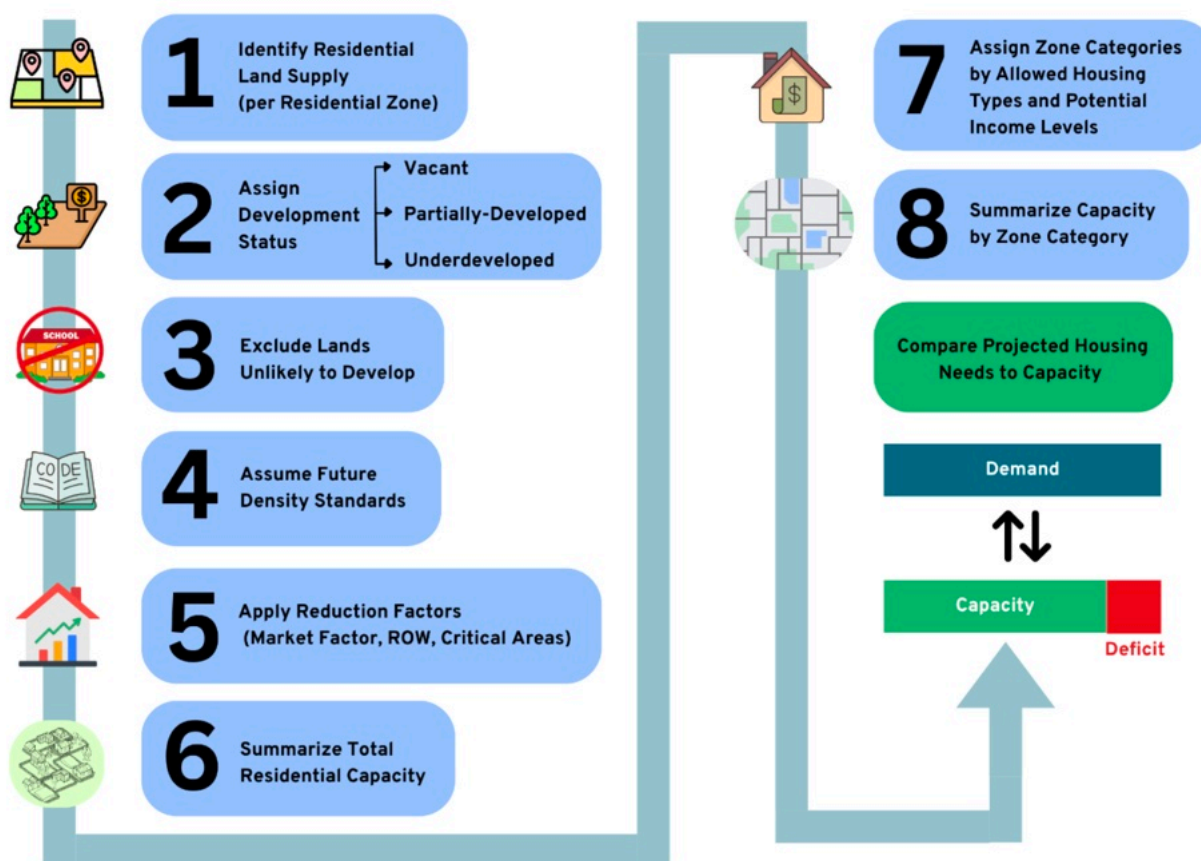


Figure 4: Grant County LCA Methodology. Source- Nexus Planning Services, 2025

## Step 1- Residential Land Supply

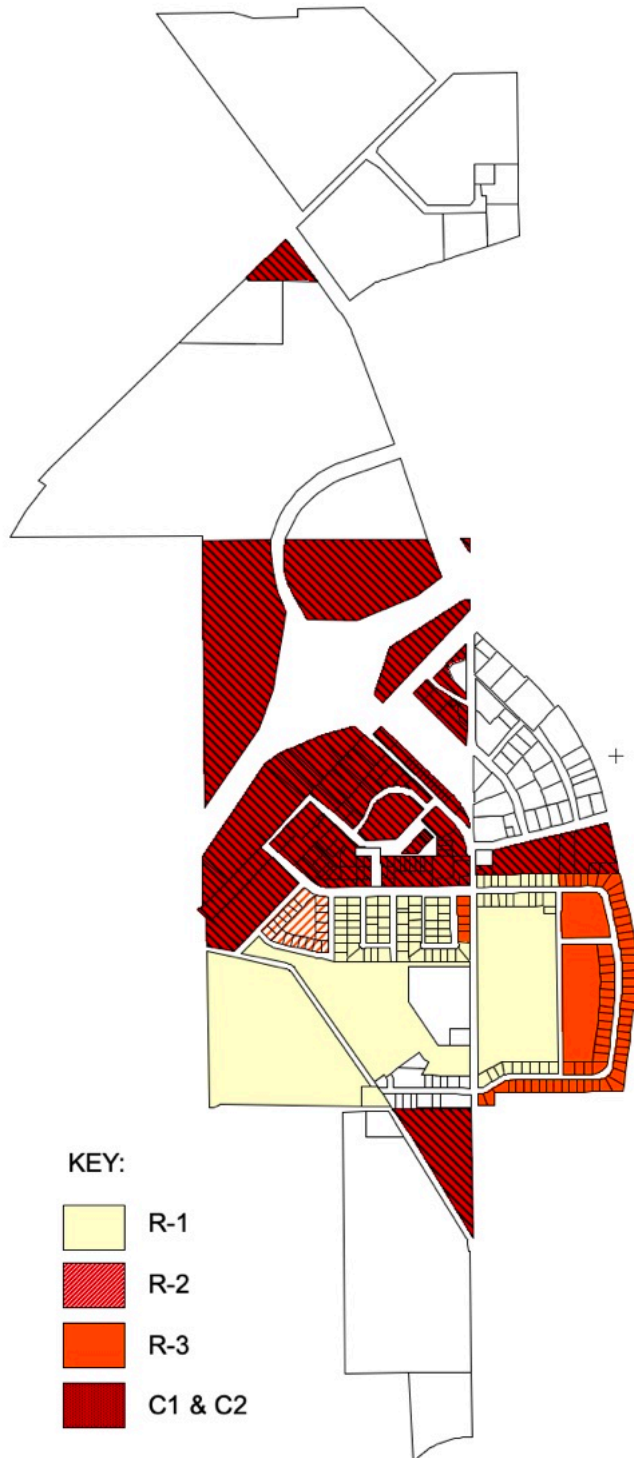


Figure 5: Residential Zones within George City Limits

The simplified zoning map in Figure 5 identifies zones within the City limits that allow for residential development. These include: R-1 (single family residential lots), R-2 (duplexes), R-3 (Low-rise Multifamily), and C-1& C-2 Commercial lots, which can support residential units in mixed-use developments.

The total acreage of each zoning type:

ZONE	GROSS ACRES
R-1	119
R-2	6
R-3	33
C-1 C-2	165



### Step 2 – Assign Development Status

Using Grant County GIS data and parcel information land values were subtracted from total market values, to determine if improvements have been made to each parcel in each zone. If there was no improvement value, then the land was labeled as undeveloped. If the improvement value was less than 50% of the Land value, it was labeled as under-developed.

Zone	Development Status	Acres
<b>R-1 (Single Family)</b>	Vacant	102.119
	Under Developed	0.762
	Pipeline*	-
	Developed	16.37
<b>R-2 (Duplex)</b>	Vacant	5.664
	Under Developed	0
	Pipeline	-
	Developed	0.758
<b>R-3 (Multi-Family)</b>	Vacant	10.325
	Under Developed	1.616
	Pipeline	-
	Developed	20.952
<b>C-1 &amp; C-2 (Mixed Use)</b>	Vacant	127.728
	Under Developed	12.219
	Pipeline**	-
	Developed	25.342

Figure 6: Table of development status of residential zoned acres

### Step 3- Exclude Unlikely Lands to Develop

Any lands that are unlikely to be developed were removed from the total capacity. Two current pipeline project the City is perusing in developing a civic core and creating more park area by

the Elementary School. The public facilities and land acquisitions will remove some of the housing buildable land capacity so have been subtracted from the gross acreage.

#### Step 4- Assume Future Land Density

Taking the existing unit density in the City per zone, and checking those against the maximum allowed density per the zoning code (GMC 19.20.010), an assumed future land density was established. The results are shown in the Table below:

Zone	Max. Density (Dwelling Units/Acre)	Assumed Density (Rounded to Nearest Whole #)
R-1 (Single Family)	4	4
		0
R-2 (Duplex)	8	3
R-3 (Multi-Family)	15	6
C-1 & C-2 (Mixed Use)	UL	2
		0

Figure 7: Table of assumed residential density by Zone

#### Step 5- Reduction Factors

Using reduction factors within the range established with the methodology developed by the County, the future land development was reduced for things like market factor, Critical Area and environmental factors, and Right of way or infrastructure improvements.

Recommended Reduction Factor Ranges	
<b>Market Factor</b>	Vacant: <b>5-10%</b> Redevelopable: <b>10-25%</b>
<b>Critical Areas and Environmental Constraints</b>	<b>5-30%</b>
<b>Right-of-Way (ROW) and Infrastructure</b>	Vacant: <b>10-20%</b> Redevelopable: <b>5-15%</b>

Figure 8: Recommended reduction factors by Grant County LCA Methodology. Source-Nexus Planning Services, 2025

An even Market factor was applied across all zones, as historic land holdings that hadn't been for sale before has changed. This greatly increased capacity within City limits.

With few critical areas within City limits and a history of mitigating shrubb-stepp with off-site land banks, the environmental reductions factors were chosen on the lower side of the scale.

Large un-platted lots received a higher reduction factor for infrastructure than already platted parcels.

These separate factors were added together for each zone to calculate a net available acreage for housing development.

**Step 6- Summarize Total Capacity**

The following table summarized the steps taken together.



### Step 7- Assign Zone Categories to Potential Income Levels

To assure all economic segments can be supported by the City’s zoning and available lands, each zone was assigned a zone category that can relate to a housing need by income level. This also serves as an opportunity to take new legislation for the allowance of ADUs on single family parcels into consideration. While new, a low 10% capacity has been assigned for ADUs at this time, but it is an important part of the city’s growth equation.

Zone	Unit Capacity	Assigned Zoning Category	Capacity In Zone Category
R-1	250	Low Density	250
R-2	14	Moderate Density	14
R-3	51	Low Rise Multifamily	231
C-1 & C-2	180	Low Rise Multifamily	
ADUs	26	ADUs	26

Figure 10: Acres available of each Zone Category

Zone category	Typical housing types allowed	Lowest potential income level served		Assumed affordability level for capacity analysis
		Market rate	With subsidies and/or incentives	
Low Density	Detached single family homes	Higher income (>120% AMI)	Not typically feasible at scale*	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI)	Not typically feasible at scale*	Moderate income (>80-120% AMI)
Low-Rise Multifamily	Walk-up apartments, condominiums (2-3-floors)	Low income (>50-80% AMI)	Extremely low and very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
Mid-Rise Multifamily	Apartments, condominiums	Low income (>50-80% AMI)	Extremely low and very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
ADUs (all zones)	Accessory Dwelling Units on developed residential lots	Low income (>50-80% AMI)	N/A	Low income (>50-80% AMI) – Group with Low-Rise and/or Mid-Rise Multifamily

Figure 11: Department of Commerce guidance on income levels for moderate cost communities

### Step 8- Summarize Capacity By Zone Category

This was compiled into the Table below to see if each income level is adequately supported by the City’s zoning. While most economic segments have plenty of capacity, the middle-housing is deficient by 13 dwelling units. This is not surprising as the zoning map shows very little (only 6 Acres) of the R-2 zone. This may not be an issue as mixed-use development in commercial zones could compensate for this deficit. However, the empty R-1 residential lots could be easily upzoned to correct for the deficit as well, since there is less certainty with housing being placed in commercial zones and having a more complicated permitting process requiring conditional use permits in most cases.

Income Level (% AMI)	Projected Housing Need	Zone Category Serving those Needs	Aggregate Housing Needs	Total Capacity	Capacity Surplus or Defecit
0-30% PSH	11	Low Rise MultiFamily & ADUs	92	257	165
0-30% Other	26				
>30-50%	27				
>50-80%	28				
>80-100%	14	Moderate Density	27	14	-13
>100-120%	13	Low Density	28	250	222
>120%	28				
<b>Total</b>	<b>147</b>		<b>147</b>	<b>521</b>	<b>374</b>

Figure 12: Comparing housing allocation by economic segments with land Capacity

## Racially Disparate Impacts, Exclusions, Displacement and Displacement Risk

In addressing the deficit above and putting emphasis on the re-development of underdeveloped parcels, displacement should be considered. There are older single family mobile homes that are in R-3 zoned parcels, and new development could displace those homes with a higher valued residential use on those properties.

While this initial report is shared with the public, the community will be asked for their input on racially disparate and exclusions that may be missed from this initial analysis before new policies or zone changes are put into place.

Additionally, the development regulations will be checked that there are adequate provisions in place to address housing for lowest economic segments (less than 50% of the median income). Are there barriers in place that need to be removed, or programs needed to achieve housing availability for this economic group?

## Housing Element Review

With these LCA steps complete, the existing housing element in the City’s comprehensive plan can be reviewed and updated to be consistent with this new data. Some key items to consider include:

Upzone some R-1 zone area with close proximity to the commercial core to R-2 to increase the City’s moderate density and moderate-income family capacity.

Have displacement policy in place to address low valued homes being replaced as higher property values makes their financial sustainability less achievable. These occupants typically have fixed incomes and have been used to lower property taxes in the past, but as housing demand increased and property values rise, financial pressures may force them to move.



## Goals and Policies

The goals and policies in the housing element need to be consistent with new legislation and allow for more diverse housing types with City limits, including co-housing development and ADUs. Policies that are not aligned with these goals will need to be re-evaluated and discussed with the public through workshops.

## Implementation and Monitoring

While implementation and monitoring of the policies is not required for the Housing Element it is recommended for the most effective means of accomplishing these planning goals. While the City is small and doesn't have current capacity to fully commit to a implementation and monitoring plan, small steps as time allows can be taken to support these policies.

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