City of Royal City- Population Projections & HNA

Planning for 20 Years of Projected Growth

Background

As the City of Royal City grows over the next 20 yeas, it has a responsibility to accommodate its fair share of people living in Washington State with an expected 1.1 million growth over the next 20 years. In supporting this population, it must address economic and housing needs across diverse demographics per the Growth Management Act. The first step in planning for this growth is to understand what the projected population will be in 20 years and identify the amount of each different types of housing needed to shelter all economic segments of the population.

Commerce has produced projections of countywide housing needs for all counties in Washington state. These county-level projections are based on the Washington State Office of Financial Management's (OFM) 2022 GMA population projections.

In coordination with Countywide Planning Policies, the City has worked with Grant County to acquire a population and housing projection through 2047. The County's process is summarized for the City of Royal City in the next section.

Process

The County determines the population allocation of the county and Cities under the regulatory framework of the GMA. OFM provides official countywide population projections (Low, Medium, and High) under RCW 43.62.035, which serve as the basis for planning assumptions across the state.

The County then compares the growth projections from OFM projections to historical growth trends using Compounded Annual Growth Rates (CAGR), which is "is a measure that expresses how fast something grows on average each year, assuming the growth happened at a steady, compounded rate, even if actual year-to-year changes were uneven." These numbers are shown in Figure 1 below.

Jurisdiction	2047 OFM			2047 CAGR Projection		
	Low	Medium	High	2010-2020 CAGR	2000-2020 CAGR	2023-2025 CAGR
Grant County	**109,099**	**130,995**	**154,235**	**134,266**	**145,038**	**144,825**
Royal City	2,013	2,416	2,845	1,301	1,904	2,604

Figure 1: OFM targets per jurisdiction are based on 2025 population share breakdown. Nexus Planning Services, 2025

Additionally, the County checked development activity trends. These analyses confirm which growth rate for the County to use from the OFM, and the Medium rate was determined to be most recommended for initial forecasts, which shows Royal City with a population of 2,416 in 2047.

The full population allocation report can be found on the County's website at: https://static1.squarespace.com/static/69014700f158a9044f512038/t/6968083d3fc41852b9b56de6/1768425533691/FINAL+Population+Allocation+Memo+to+Cities+1_12_25.pdf

Population Projections

Using the results from County's process and providing additional feedback from observations of current development projects and developer interest in the community, the City has been allocated a **population growth of 456 from 2025 through 2047** as noted in the figure below. This growth rate is in line with the medium growth rate from the OFM that was recommended for most jurisdictions use. This growth will include the current major development in the Pratt Hills development, which could have about 70 single family residential lots and 46 multifamily units. The City is also in the process of upgrading its sewer system capacity, meaning the infrastructure will be ready to accommodate this growth and not be a limiting factor.

Jurisdiction	2025 OFM Population Estimates	Current % of total County Population	2047 Population Targets	2047 Share of total County Population
Grant County	**106,250**	**100%**	**133,612**	**100%**
Royal City	1,960	1.84%	2,416	1.81%

Figure 2: Source- OFM, 2025; Nexus Planning Services, 2025

Housing Needs Assessment (HNA)

Understanding the population allocation the City needs to responsibly plan to accommodate during the next 20-year period, making sure these people have homes available is the next step in updating the City's Housing Element. "At its core, a housing needs assessment is a study to identify future housing needs to serve all economic segments of the community. Based on the 20-year growth target, the housing needs assessment identifies how many units of different types or for different market segments are needed in your community."[1]

Working with the County, a preliminary housing allocation for the City has been established of **716 total housing units in 2047, adding 222 units to the current housing inventory**[2]. This is further broken down by income brackets using the Department of Commerce Housing for All Planning Tool (HAPT) shown in figure 4 below. Using the HNA the City can see how this compares with demographic data and help inform the City what housing types are most needed in the community.

[1] Guidance for Developing a Housing Needs Assessment_Public Review Draft_031720.pdf
[2] https://data.census.gov/profile/Royal_City_city,_Washington?g=160XX00US5360230

((2047 Population share – Group Qtrs. Population) / household size per jurisdiction) * 6% for Vacant Homes				
Jurisdiction	**2047 Population**	**Group Quarters (2020)**	**Household Size (2024)**	**2047 Housing Units (Total)**
Grant County	**133,612**	**2,200**	**2.79**	**49,927**
Unincorporated Grant	58,236	1,575	2.95*	20,658
Incorporated Grant	75,377	625	2.60**	29,270
Royal City	2,416	33	3.53	716

Figure 3: Preliminary Housing Allocation- Sources: 2024 OFM Population Estimates, 2020 Decennial Census (Table P5), 2024 Census ACS Estimates (Table S1101). Nexus Planning Services, 2025

			Total Units	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
				0-30%							
Jurisdiction		% Share	Allocated (2020-2047)	Non-PSH	PSH	30 - 50%	50 - 80%	80 - 100%	100 - 120%	>120%	
Royal City	City	1.41	276	46	20	65	49	24	23	49	2
	Unincorporated UGA										

Figure 4: Preliminary Housing Share- Sources: HAPT, 2026; Nexus Planning Services, 2025

This HNA process prepares the City for completing a Land Capacity Analysis, which will inform the City of any zoning or boundary changes needed to assure capacity can fulfil these needs.

Community Profile

The following demographics show the City's current ability to house its population, then how the projected growth will impact that ability to do so. This is informative of what type of housing will be needed in future years.

2025 Population through 20-year Forecast (OFM and County)

The City currently has a population of roughly 1,960 per OFM data. That population roughly pairs with the 545 units within the City, with an slightly higher renting than ownership split of the units. While 78.9% the household incomes in the City are below 100% of the HUD Area Median Family Income (HAMFI), 8% are cost burdened, paying over 30% or 50% of their income on housing costs. "Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes."

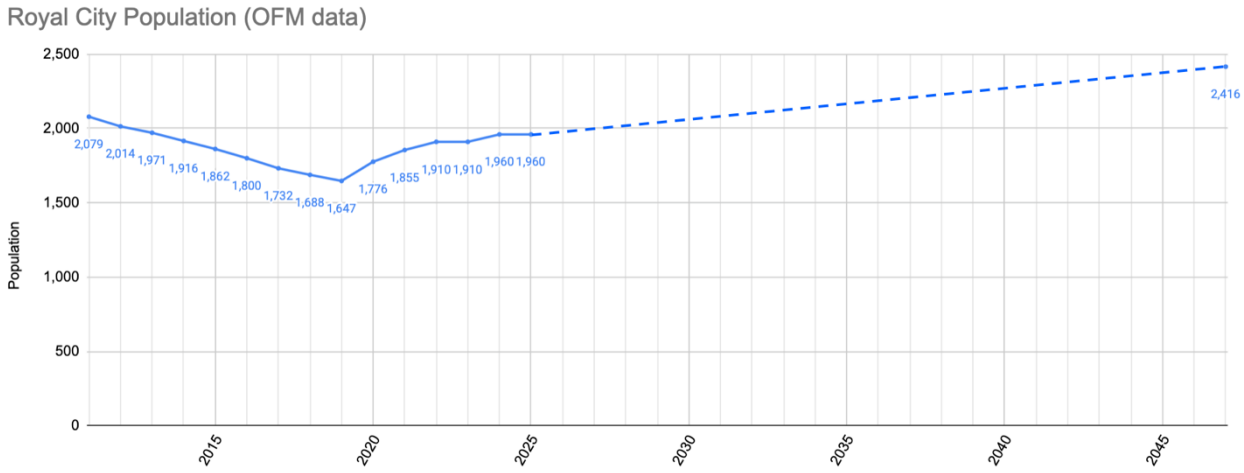

Figure 5: OFM 2025 Population Estimates and 20 Year Projection Per Grant County Allocation

2018-2022 Household count, tenure (rent vs Own), and income and cost burden

Displaying data for Royal City city, Washington
Year Selected: 2018-2022 ACS

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	30	45	75
Household Income >30% to <=50% HAMFI	50	100	150
Household Income >50% to <=80% HAMFI	80	70	150
Household Income >80% to <=100% HAMFI	35	20	55
Household Income >100% HAMFI	75	55	130
Total	260	285	545

Housing Cost Burden Overview [3]	Owner	Renter	Total
Cost Burden <=30%	270	240	510
Cost Burden >30% to <=50%	0	35	35
Cost Burden >50%	0	10	10
Cost Burden not available	0	0	0
Total	260	285	545

Figure 6: Source- https://www.huduser.gov/portal/datasets/cp.html#2006-2016_query

Workforce Profile

This data point is recommended for review, to estimate how much the City's economy could potentially employee its local residences, minimizing traveled miles and transportation costs for overburdened community members. This can also be informative to the City's Economic Development Element and planning policy.

Jobs to Housing Ratio

According to Census On the Map for 2022 there were 280 jobs within the City of Royal City[3]. Compared to the 545 total housing units counted above, that means the City has a Job to Housing ratio of 0.514. By Comparison the State of Washington has a total of 3,434,981 jobs and 2,979,270 housing units with a ratio of 1.15. A higher ratio means more jobs are potentially locally available to residents, and Royal City is about half of the state ratio.

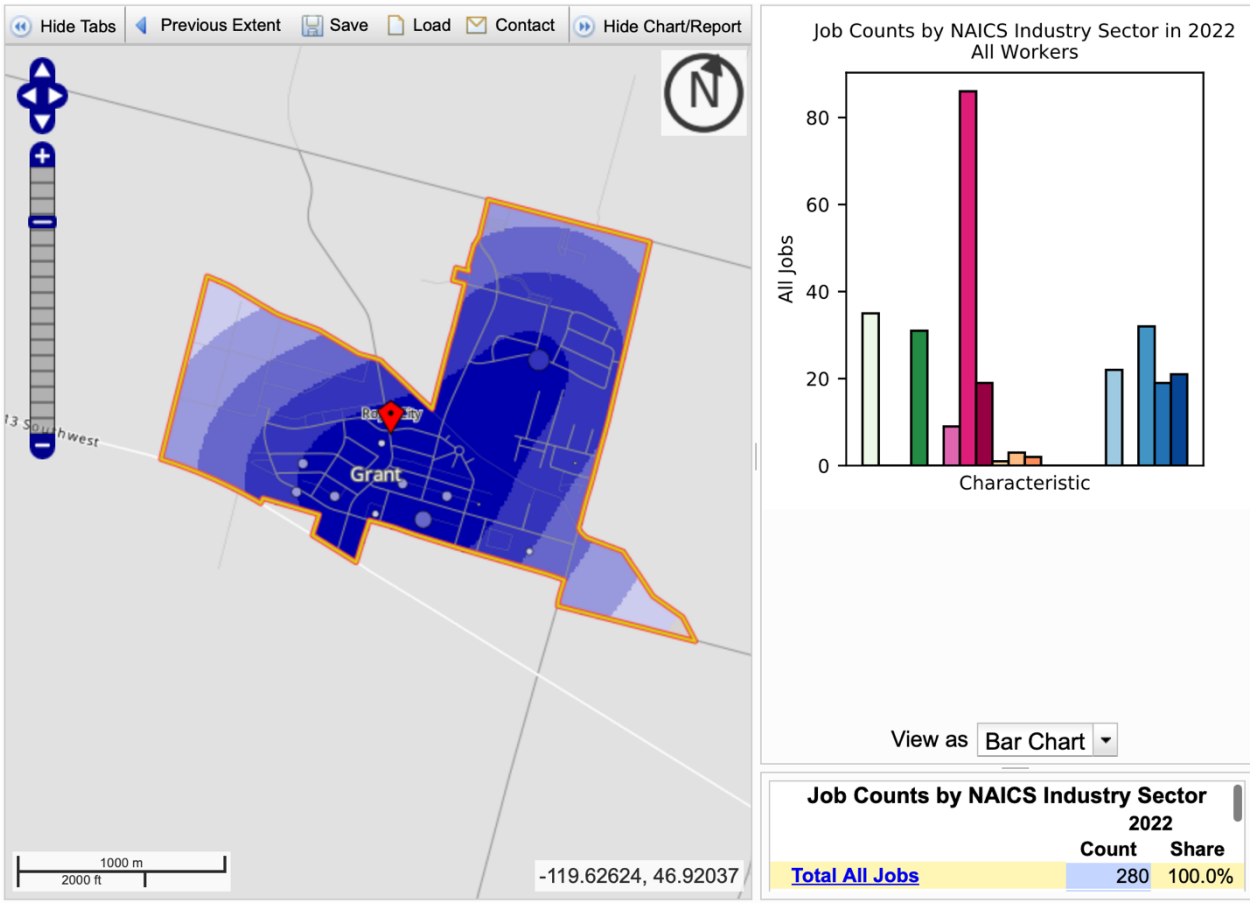

Figure 7: Source- Census OnTheMap

Housing Supply

Understanding the City's current housing supply will help inform what gaps exist as seen in the next section. By looking at economics, type of housing stock, size of households, special housing needs, and other variables, the following sections summarize key data points about the City's housing supply.

[3] https://onthemap.ces.census.gov

Unit County By Type

The City housing stock is predominantly single-family residences with a mix between site built and manufactured homes. However, for a small community, it has a significant number multi-family and duplex homes too, making up roughly 15% and 19% respectively. This is a healthy mix of housing that will serve the community well as it must provide homes for a diverse range of economic sectors under the Growth Management Act.

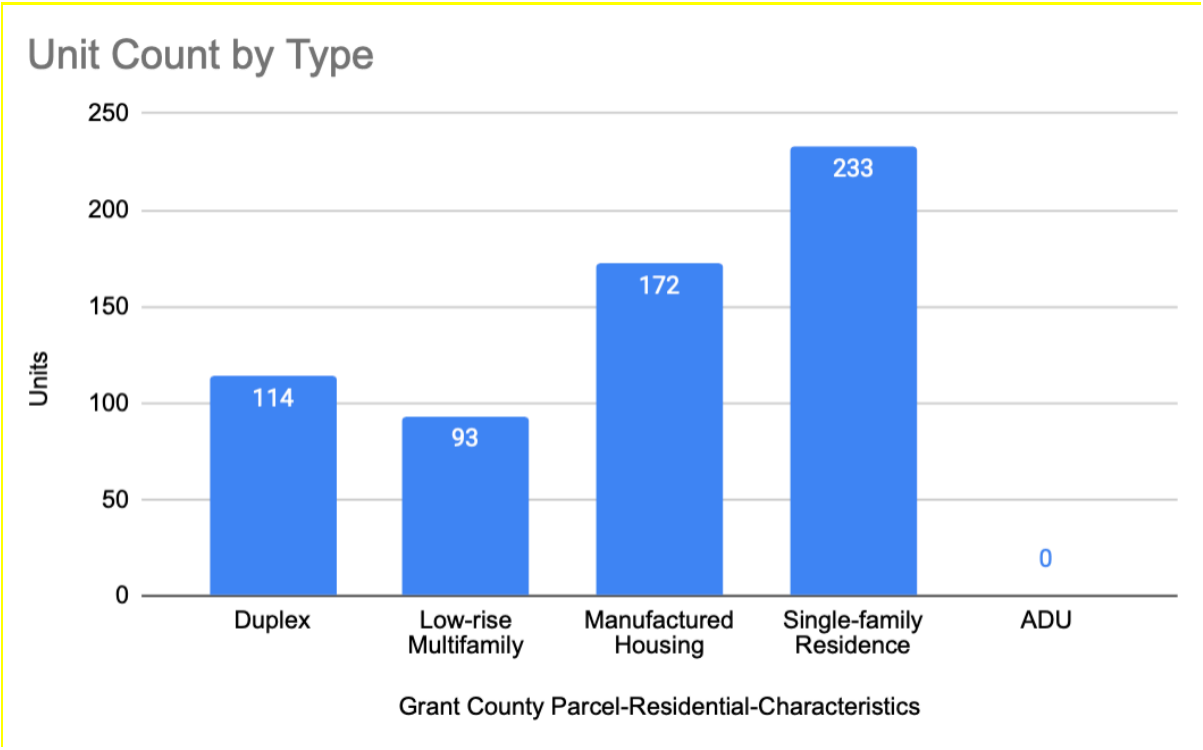

Figure 8: Source- Grant County GIS Parcel Residential Characteristics 2025

Size (number of bedrooms)

Out of the housing inventory, most homes are 2 or three bedrooms homes which typically matches with family occupancy. This is consistent with census data, showing that almost 68% of households have children under 18 years of age. The Census data shows the City has an average of about 3.53 occupants per household. With over 1,314 bedrooms in the housing stock, that's about 1.5 people per bedroom.

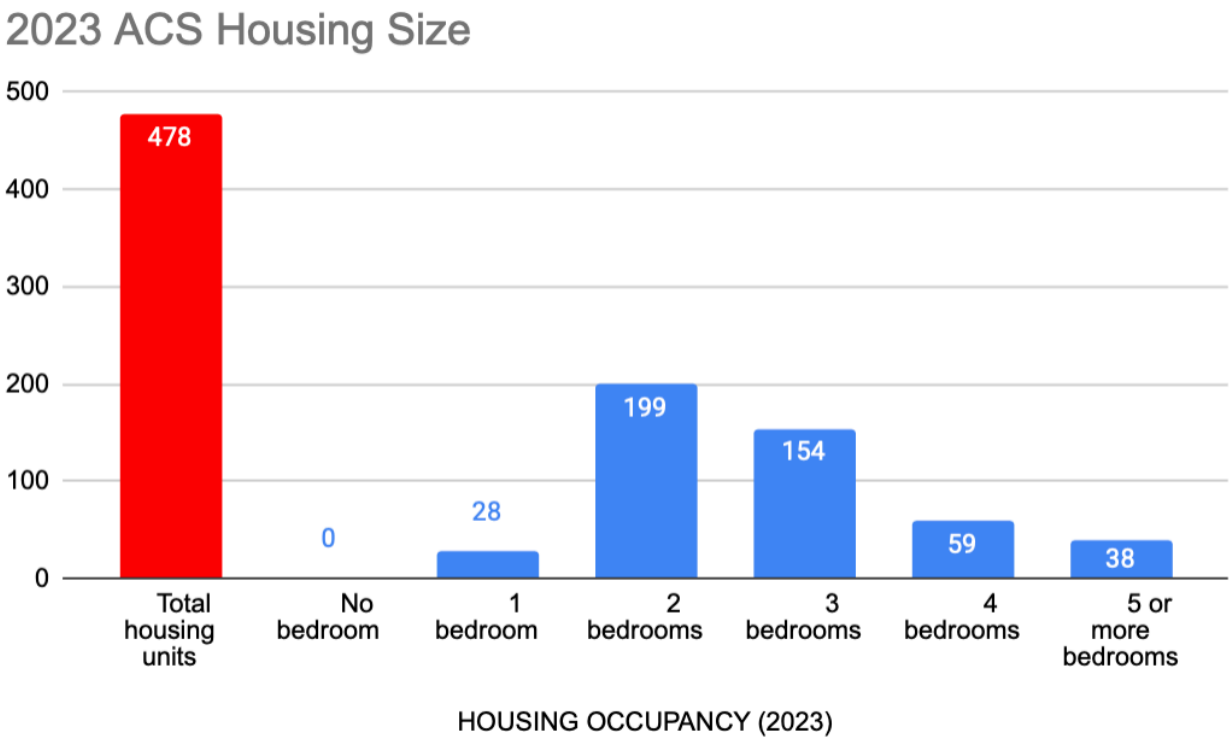

Figure 9: ACS 2023- Size of homes by bedroom count

Age of Housing Inventory

There are several much older manufactured and mobile homes in the City, and many of them are in the City's R-3 Zone. Having a much higher use available to those properties, makes the land more valuable than the improvements, eventually becoming feasible to re-develop the land. The risk from this kind of development is the displacement of affordable housing units within the City, which are needed to be provided through the states GMA.

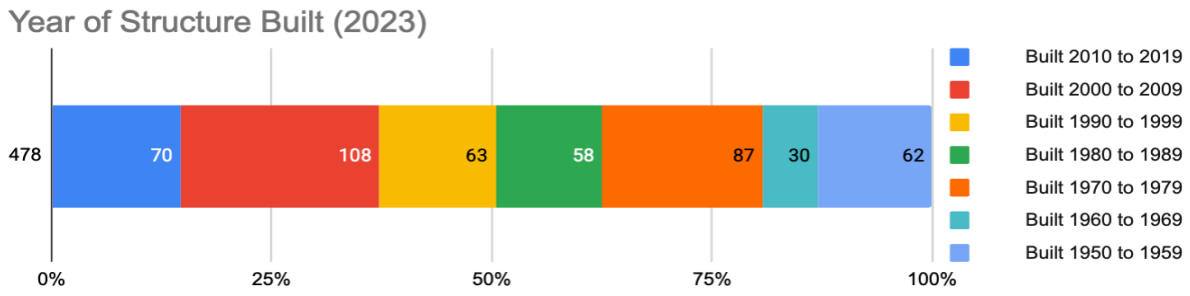

Figure 10: ACS 2023- Year of Structure Built

Special Housing Inventory

Per the Dept. of Commerce guidance, "An HNA should include a count of the number of subsidized units available to those who qualify for income-restricted affordable housing. The

HNA should also identify the location of these units to understand the access to jobs, schools, and other local amenities that are important features for affordable housing units."

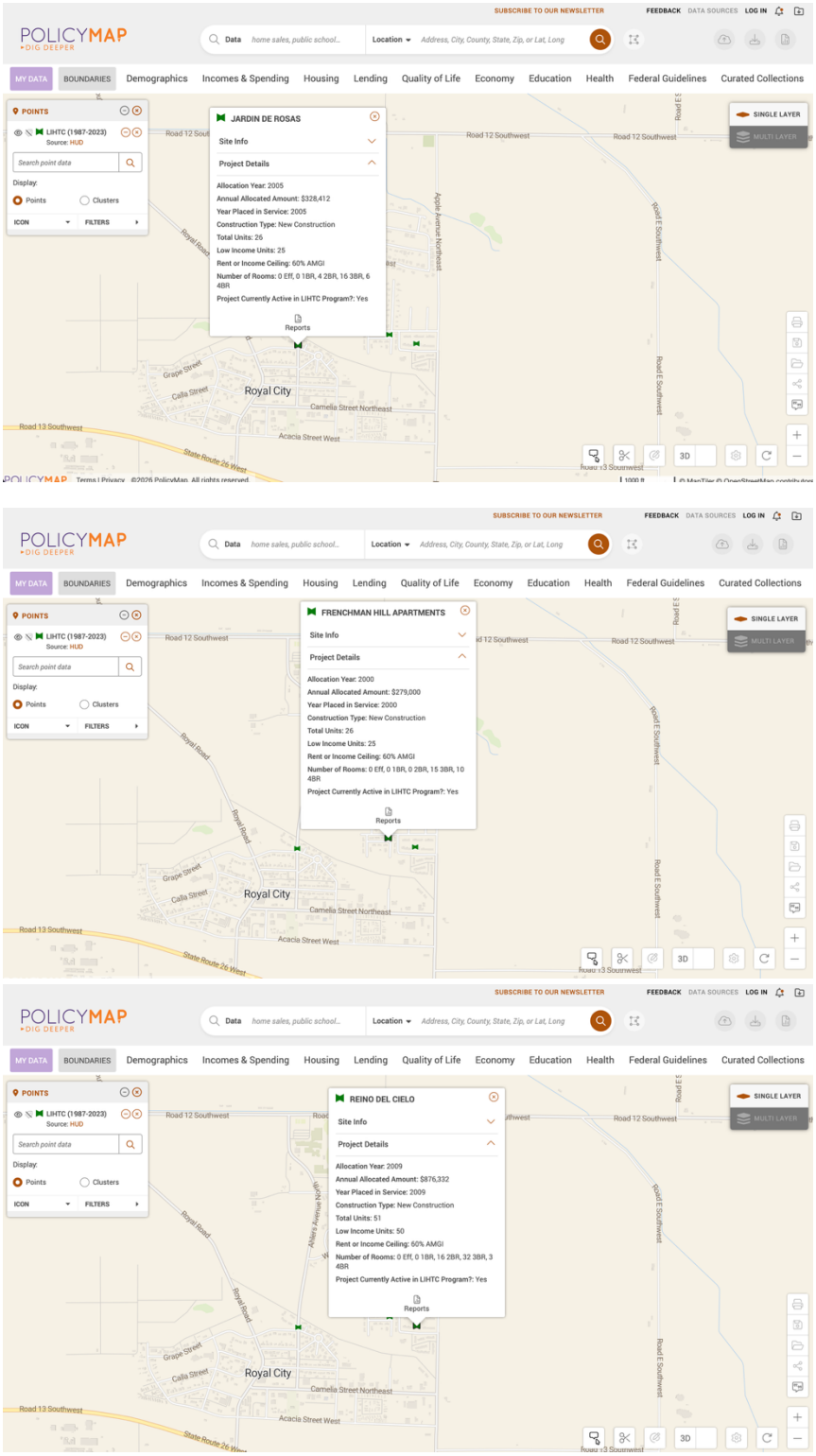

Figure 11: Policy Map identifying subsidized housing

Subsidized Housing

There are 3 subsidized housing complexes in Royal City, which include Jardin de Rosas, Frenchman Hill Apartments, and Reino Del Ceilo[4]. There are 103 rental units for households with a rent or income ceiling of 60% AGMI. Since Royal City is a small rural community, the placement of this housing is within walking distance of the City's commercial core, including shops, the post office, City Hall, Lyons Park , Library, and the Elementary, Middle and High Schools.

Group Homes or Care facilities

There are no Group Home or Care Facilities within the City Limits of Royal City.

Gap Analysis and Summary

The City of Royal City is doing well serving a diverse range of incomes with its current housing inventory. While there are number of cost burdened families in the community, it is a relatively low number. Moving into the future though, the City needs to continue to provide housing that can support all income demographics to keep that number low, especially considering the potential for displacement as older housing stock becomes financially incentivized by market values to be re-developed into new homes.

Quantity of Housing to income Brackets

This brings us back to Figure 4, to assess whether the County housing allocation using the HAPT is consistent with the demographics and data gathered through the Housing Need Assessment. Understanding this HNA data above informs us that the housing allocation appears to be accurate of the community's needs.

Land Capacity Analysis

Using this HNA data above, a Land Capacity Analysis will be completed next to see if the City's land inventory and zoning can accommodate these. See the City of Royal City LCA report.

[4] https://www.policymap.com/newmaps/e/www

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