

Joyce Phillips

From: Sandler & Seppanen <Laurel.Lodge@Comcast.Net>
Sent: Wednesday, January 24, 2018 9:49 AM
To: missingmiddle; CityCouncil
Subject: Support for moving forward with the Missing Middle proposals

Olympia Planning Commission and Olympia City Council,

I volunteer my time on the board of the non-profit South of the Sound Community Farm Land Trust because I value family farmers and want to see a vibrant farm economy continue in our county. The Land Trust works hard to keep farmland in the hands of farmers and prevent it from being developed for housing.

Thus I support the Missing Middle proposal. It is one of several strategies the city has to facilitate increased density in the urban rather than rural parts of our county. As our region's population grows, we will need multiple strategies to provide homes for our community's newcomers while protecting the farmlands that are a source of food for many of us who live in Olympia.

It is time to move forward with the Missing Middle proposal.

Sincerely,
Loretta Seppanen
2919 Orange Street SE
Olympia, WA 98501

Joyce Phillips

From: Max <maxdejarnatt@comcast.net>
Sent: Wednesday, January 24, 2018 9:51 AM
To: missingmiddle
Cc: CityCouncil
Subject: Missing Middle

Hello!

I would like to formally register my support for the Missing Middle proposal. I am a homeowner just east of downtown zone 6. As someone who grew up in Seattle and watched miles of precious green spaces disappear to suburban sprawl, I appreciate our city's initiative to manage our projected growth in a manner that favors density. Full disclosure: I work for Community Planning and Development.

Thank you,

Max DeJarnatt

Joyce Phillips

From: Dani Madrone <danimadrone@gmail.com>
Sent: Wednesday, January 24, 2018 10:06 AM
To: missingmiddle
Cc: CityCouncil
Subject: Missing Middle should move forward

Dear Olympia Planning Commission,

It is my understanding that you are considering a delay of the proposed Missing Middle Housing changes. I came and spoke to you during public comment to share my story a couple weeks ago. The only reason I still live in Olympia is because I have lived in illegal apartments (basements, duplexes). They were wonderful places, only illegal because of the city codes and ordinances. If I'm ever able to retire, it will probably be because I split my house into a duplex and am able to have additional income with a renter.

Missing Middle Housing is an urgent issue. Just yesterday, a friend told me that he can't find a place to live in Olympia and is considering moving to Centralia. He hadn't thought to factor in the cost of transportation with this kind of move, and realized he would not be able to continue his employment in Olympia. He is at great risk of being displaced, which will remove him from the place where his son lives, impacting his family relationships.

I know many, many people who struggle with finding a place to live. I realize that some homeowners are concerned with how their neighborhoods will change, but neighborhoods will change regardless. They will either become more expensive and exclusive, or they will become more diverse and inclusive.

The Missing Middle is past due. Please move forward with the process.

Best,
Dani Madrone
1423 Dickinson Ave NW
Olympia, WA 98502

Joyce Phillips

From: Jayne Rossman <jayne.a.rossman@gmail.com>
Sent: Wednesday, January 24, 2018 11:23 AM
To: CityCouncil; missingmiddle
Subject: Olympia needs the "Missing Middle" changes!

Dear Olympia City Council members and Missing Middle Project members,

I write to express my strong support for the "missing middle" zoning changes as a city resident and homeowner.

I have experienced Olympia's unfortunate zoning laws personally. In 2010, I was dismayed to learn about our old-fashioned ADU requirements when I purchased my current home, which included a half-finished, semi-detached ADU. Because of the requirement that the homeowner must forever-after live in either the main home or the ADU, I changed my remodeling plans; the result is that I don't have an ADU and the City of Olympia has lost out on what I assume would be higher property taxes for the past seven years. If this law changed, I would upgrade my outbuilding to a full ADU.

As an Olympia resident since 1998, I have been dismayed by the increase in rental prices which has put significant pressure on the budgets of renters whose pay has not kept pace with these costs. There is particularly a lack of one-bedroom and studio housing options for singles and couples which the ADUs and cottages would likely increase the stock of. I know several young families who have struggled to find two- or three-bedroom homes that they can afford; increasing the number of duplexes, triplexes and four-plexes would make Olympia more welcoming to them.

After I graduated from college I lived for a year in the CA bay area, where backyard cottages are common. Contrary to naysayers' beliefs, residential neighborhoods with backyard cottages were beautiful, walkable, full of families, and far more affordable than they would have been if the city had followed a outdated code like ours. The multitude of housing options encouraged multi-generational neighborhoods where college students, families, and retired people lived and visited with each other, strengthening the fabric of the community as a whole.

The proposed changes are sensible updates that will grant property owners more freedom in how they can use their property while encouraging the growth of beautiful, walkable, affordable neighborhoods that meet the needs of today's Olympians. The decrease in greenhouse gas emissions by keeping people's homes close to where they work is an added bonus.

I appreciate the hard work of all of the people who have done the research, writing, and crafted the community involvement that has brought us these proposals. I look forward to celebrating their adoption.

Sincerely,

Jayne Rossman

Joyce Phillips

From: Cezanne Murphy-Levesque <cezanne.levesque@gmail.com>
Sent: Wednesday, January 24, 2018 12:19 PM
To: missingmiddle; CityCouncil
Subject: missing middle - Olympia needs a variety of housing options to support all residents

Dear Planning Commission and City Council members,

I am writing to express my support for the housing options that support the missing middle. Without these provisions, Olympia will grow a gap between lower-income apartment dwellers and the higher income single family house-holders.

My story may not seem unfamiliar - but I hope you see that we have been struggling with the current rules, and supportive of the missing middle would have been extremely helpful keeping our extended family together.

We own a small home on the west side of Olympia and in early 2017 worked with a builder to design an garage conversion/ADU for an aging parent. While some of the rules makes sense - the project cost was going to be extremely expensive - beyond the obvious costs of building, but the other costs (parking spaces). This made it too expensive comply with the rules. Especially frustrating because the intended inhabitant is unable to drive.

This home would have been near public transport, shopping, and a supportive family.

So then we were at an impasse - do we build it anyway (no permit etc,) or do we move and find a more accommodating location. We ended up moving.

As a home owner I would like to see guidelines and rules that support responsible building practices and make it more affordable to provide housing to single/older/disabled folks. ***We need to be accommodating single/older/disabled folks where we already have services, public transportation, parks, etc...***

Please support ***all*** Olympia residents find a livable home rather bending over to requests the establishment-landowners.

The problem is that *Olympia will lose our middle (creating a economic divide) or we will continue to see un-permitted building and living situations.*

I agree the aesthetic feel of the neighborhood is importation. Any day, I would much rather have 10 back yard cabins/ADUs/tiny houses than a random apartments interspersed in neighborhoods. I think the missing middle detractors would agree... so the questions shouldn't be 'yes or no', but how?

Sincerely,
Cezanne Murphy-Levesque

Joyce Phillips

From: Diane Persky <pdianep@comcast.net>
Sent: Wednesday, January 24, 2018 12:25 PM
To: missingmiddle
Subject: Missing Middle House

I live in the Forest Hills Neighborhood and support zoning changes for housing in my neighborhood and others like it. Middle income housing is badly needed in Olympia to allow young people opportunities to buy starter homes. We do not need small green spaces for parks in neighborhoods where everyone has a large private yard! I urge you to follow through with the proposal to create a variety of housing options throughout all neighborhoods in Olympia.

Thanks,
Diane Persky
Sent from my iPad

Joyce Phillips

From: Adam C Blodgett <adamcblodgett@gmail.com>
Sent: Wednesday, January 24, 2018 2:19 PM
To: missingmiddle; CityCouncil
Subject: I support the missing middle

Hi Folks,

My name is Adam Blodgett and I'm an Olympia resident who supports the missing middle.

Increasing the variety and availability of housing in Olympia is really important, and the missing middle does just that in a variety of ways.

I hope we can find a way to make it happen.

Thanks,
Adam

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www.ChibiTarot.com

www.pixelsmithdesign.com

Joyce Phillips

From: Hilary Seidel <hilaryseidel@gmail.com>
Sent: Wednesday, January 24, 2018 8:01 PM
To: CityCouncil; missingmiddle
Subject: Missing Middle and growing a sustainable Olympia

Dear Olympia City Council and Staff -

Thank you for your good work engaging with the community around the proposed changes to municipal codes to diversify housing options in Olympia. As a 10 year homeowner and previous student and renter in Olympia, I have a variety of experiences accessing housing. I'm concerned that future generations will not have the same opportunities I had to access reasonably priced, safe housing, in town. I'm also concerned that a NIMBY attitude towards population growth will have the effect of increasing sprawl and further degrading the natural environment by expanding outside the urban growth boundary and off transit lines.

Most of us choose to live in Olympia for the vibrant and diverse community. Our westside neighborhood includes retired folks, young families, empty nesters, and some students and single adults. But over the past 10 years, we've see the rental market get tighter and tighter in our neighborhood. Fewer students and single young adults are living in our community because rents are too high, large homes that used to be rentals have turned into single family homes, and our housing options haven't kept pace with our population growth.

We need to respond to these trends by creating more flexibility in our urban neighborhoods for tiny homes and ADUs. The many wonderful things we all love about Olympia - our care for the natural world, artistic dynamism, entrepreneurial spirit, and high levels of civic engagement - rely on the energy and creativity and work of diverse communities. Diverse communities require many types of housing, and the solution cannot be "build an apartment complex in someone else's neighborhood."

I understand that you are hearing from a handful of very vocal homeowners who don't like the proposals to increase density in their neighborhoods. I am here to tell you there are a number of us who love our neighborhoods AND support these changes that will make our city more liveable for the many types of folks who make Olympia great. I hope you will rely on December's overwhelmingly positive survey results and move forward with these changes now. I worry if we wait too long the temporary exclusivity of many of our neighborhoods will become permanent as the middle moves elsewhere.

To the work,
Hilary Seidel
West Olympia

Joyce Phillips

From: Kim Murillo <kimhmurillo@gmail.com>
Sent: Wednesday, January 24, 2018 10:44 PM
To: missingmiddle; CityCouncil
Subject: Missing Middle

Dear Members of Council and Mayor Selby,

I am writing to voice my support of the proposed change in building codes and ordinances to allow a more diverse array of housing in our neighborhoods so that we can achieve the current density zoning.

As a citizen and downtown business owner, I have heard and seen first hand how difficult it is for our people of all walks of life to find adequate housing. I support more housing density to help alleviate the strain that population growth has been having on our community, and to address issues of affordability and the availability of places for people to live. It will also protect the environment from sprawl.

Sincerely,
Kim Murillo
222 Central St. NE

--
Owner
Little General Food Shop
500 Capitol Way S
Olympia, WA 98501
littlegeneralolympia.com

Joyce Phillips

From: Laura Love <thelaurablove@gmail.com>
Sent: Thursday, January 25, 2018 1:23 PM
To: missingmiddle; CityCouncil
Subject: Missing Middle.

Dear City Council and Missing Middle members,

As an Olympia community member and renter I strongly support the proposed Missing Middle zoning changes. These changes are a long-overdue way to deal with our growing population while encouraging beautiful, inclusive, walkable neighborhoods. They increase our housing options while allowing property owners more freedom in how they use their property - a win for everyone. Please do not wait - enact these changes now! I have been an active voting community member for 13 years now, between my family there are 3 houses owned in Olympia. We are all for these changes. NOW! Thank you.

Sincerely,
Laura Love
Olympia, WA

Joyce Phillips

From: Betsey & Brian <betsey.brian@gmail.com>
Sent: Thursday, January 25, 2018 2:59 PM
To: missingmiddle
Subject: Affordable, Sustainable Housing And Living In Olympia

Hello.

My wife Betsey and I have lived in the city for the past 20 years. Now we're retired, and would like to stay here, but we're concerned about some of the things we see as we walk, and shop, and dine, and seek entertainment possibilities around town.

We therefore want to express our strong support for the City of Olympia's (and all of the South Sound's), planning for and encouraging affordable housing. We think this is important not only to support the variety and diversity of people who want and/or need to live here, but also to ensure the viability and sustainability of this whole area.

Please support the Missing Middle Housing recommendations for changes in building codes, zoning, and ordinances that will encourage, and allow for, a more diverse array of housing and retail for a more diverse population.

Since we are aging senior citizens ourselves, we also are concerned that there need to be more options for aging in place, and more support for walk- and bike-ability and public transportation around the city, and more shopping and support options in the neighborhoods.

Sincerely,

Brian and Betsey Kanés

B. &/or B. Kanés
112 18th Ave. SE
Olympia, WA 9850
(360) 352-8353

Joyce Phillips

From: Emmett O'Connell <emmettoconnell@gmail.com>
Sent: Thursday, January 25, 2018 7:57 PM
To: missingmiddle; CityCouncil
Subject: I support the missing middle recommendations

The missing middle recommendations are important because they recognize that neighborhoods are most healthy when they serve people at multiple income levels.

I currently rent an apartment after living in a detached single-family home for more than a decade. Because I rent in Southeast Olympia, I have very few options available to me because most of Southeast Olympia is single-family homes. While I could move to another part of Olympia, I choose to live in SE Olympia because the expensive apartment I was able to rent is only minutes from my children's home.

Fortunately, the specific neighborhood I live in (Briggs Village) was designed with missing middle concepts in mind. In addition to multiple apartment buildings, the neighborhood also has a healthy number of townhomes.

Long-term, I would like to buy a home in Olympia and I would like my options to include a townhome or duplex.

I would like to live in a city that is walkable in all its neighborhoods. And, I know that the only way we can really make this happen is to support the neighborhood density to support small-scale commercial development.

Greater density not only means we'll have more walkable neighborhoods, it also means we aren't pushing new housing across the landscape. To really conserve farmland and undeveloped habitat, we need to make sure homes are being built where we have already sprawled.

Lastly, we should take advantage of the infrastructure we already have built. Instead of building new roads and utility services out into currently rural areas, we should take advantage of what we already have by allowing a modest increase in density in our neighborhoods.

Thanks,
Emmett O'Connell

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twitter.com/emmettoconnell
olympiatime.com

Joyce Phillips

From: Oliver Stormshak <oliver@olympiacoffeeroasting.com>
Sent: Thursday, January 25, 2018 8:56 PM
To: missingmiddle; CityCouncil
Subject: In Support of Missing Middle

Dear Olympia Planning Commission and City Council,

I'm writing in support of adopting changes for the missing middle housing.

As a business owner, and citizen of Olympia I want you to know that I believe these changes will help Olympia meet our goals for housing an increased population, streamlining our resources to be more effective and create a more inclusive community.

We are going to grow, we can choose to grow denser or keeping expanding. Expanding into sprawl removes farm land, costs more due to more infrastructure and services, leaves our community more fractured and pushes out the people in our community with the most need.

I urge you to make the right choice for the majority of our people and the clear wiser choice for our future.

Thanks,
Oliver Stormshak

--
Oliver Stormshak
Owner, Roast Master, Green Coffee Buyer
360-753-0066
Cell 360-951-3071
Olympia Coffee Roasting Co.
2013 Micro Roaster of the Year
www.olympiacoffee.com

Joyce Phillips

From: Rae Kelly <raerak@gmail.com>
Sent: Friday, January 26, 2018 4:37 AM
To: missingmiddle; CityCouncil
Subject: Support Missing middle housing

To whom it may concern,

I am writing on behalf of my support for the missing middle housing proposals.

We are in need of diverse housing options in Olympia! As someone who has deep interest and concern for environmental design, I believe it is imperative that we utilize our neighborhoods, where infrastructure is already established, to house more of our population. Over the years we have seen numerous examples of urban sprawl/housing development models, where forests and/or farmland is destroyed to create isolated neighborhoods far away from the urban core. Because these housing developments are not mixed use, people living within often rely on car travel for everything: work, school, shopping, etc. Walking, biking, riding the bus are options rarely viable for this kind of development model.

We need to see new development options for our residents and our community. I believe that the missing middle framework will support a more diverse, environmentally sustainable and vibrant city.

Furthermore, as a family living on one income, with young children at home, Olympia has been harder and harder to afford. Currently, owning a status-quo home in Olympia is out of reach for us. Young families need more options to invest in our community. We'd like to see smaller, and more affordable, housing choices for our family, as well as housing options suitable for aging families.

I strongly support the missing middle housing effort, and I look forward to its implementation.

With regards,

-Rae Kelly
Olympia resident

Joyce Phillips

From: H Andrade <heidi.andrade.a@gmail.com>
Sent: Friday, January 26, 2018 5:52 AM
To: missingmiddle
Subject: Missing middle housing

City of Olympia,

I am writing to urge you to support Missing Middle Housing. My husband and I are homeowners in the city limits of Olympia and have watched our friends move one by one to different cities where they can find affordable housing to raise their families. Friends are a support system and a community that we find ourselves now without. My daughter and her husband purchased their home also away from Olympia due to affordability issues and now there is unnecessary distance between them and us. With a grandbaby on the way, we are their support system...at a distance. My brother, who is on SSI disability is being forced from the small home where he has lived with his son for 8 years. The home will be torn down for top market development. My brother is moving from Olympia to more affordable housing. We are also his support system and I wonder how we are going to manage to support our family as it scatters further in search of housing. Our other two children at home will be ready to be on their own soon and already they know they will not be able to make Olympia their home.

We work 5 minutes away from our home, keeping our contribution to traffic at a minimum but if the Missing Middle Housing crisis is not addressed, we will be facing the tough choice to join our friends and family in migrating out to be nearer to them and we will join the ranks of commuters on I-5.

I urge you to support this critical need for diverse housing options in our neighborhoods. We are deeply affected as a community by the current housing crisis. We need housing options that will allow our families and communities to stay together.

Sincerely,
Heidi Andrade

Joyce Phillips

From: Elisabeth Wooton <elis.wooton@gmail.com>
Sent: Friday, January 26, 2018 10:39 AM
To: CityCouncil; missingmiddle
Subject: Comment: Missing Middle Project

Dear City Council,

I strongly support the code changes that are being proposed by the City as a part of the Missing Middle Project. As someone who rents in Olympia and has had a difficult time finding apartments that are affordable, small, and habitable, I understand the missing middle housing problem first hand.

I appreciate all the work and effort that has gone into this initiative to increase the availability of affordable housing in our community and diversify the housing stock. I strongly believe in maximizing the use of already developed land with in the Urban Growth Area which helps to preserve our rural areas and creates communities that can be better served by utilities, transit, and other City services.

Thanks for your careful consideration and hard work on this issue!

Elisabeth Wooton
Olympia Resident

Joyce Phillips

From: CityCouncil
Sent: Friday, January 26, 2018 10:59 AM
To: 'Kris Tucker'
Cc: Councilmembers; Steve Hall; Jay Burney; Kellie Braseth; Connie Cobb; Keith Stahley; Leonard Bauer; Joyce Phillips
Subject: RE: Please support recommended policy changes for Missing Middle Housing!

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

Please note all correspondence is subject to public disclosure.

From: Kris Tucker [mailto:ktandrg@comcast.net]
Sent: Thursday, January 25, 2018 2:11 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Please support recommended policy changes for Missing Middle Housing!

To Members of the City Council:

As a strong supporter of providing a variety of housing in our community, I am grateful for the work of a task force to identify needed policy changes necessary to support Missing Middle Housing for the city of Olympia. Missing Middle Housing includes garage apartments, duplexes, triplexes, tiny homes, townhomes, courtyard apartments, and more. The city is proposing to change building codes and ordinances to allow a more diverse array of housing in our neighborhoods so that we can achieve the current density zoning. This will alleviate the strain that population growth has been having on our community, helping to address issues of affordability and creating more places for people to live. It will also protect the environment from sprawl.

I have been working for more than a decade to support affordable housing for artists, and have studied the data and stories that confirm the limited availability of affordable housing for working artists. I also am a founding member and active participant in O-POP (Olympians for People-Oriented Places), and helped to coordinate the 2017 tour of Accessory Dwelling Units (ADUs) and Tiny Homes. As we explored ADUs and tiny homes in our community, I was encouraged by see the creative approaches some homeowners have used to provide more affordable housing options, and to know that Missing Middle Housing was the focus of a thoughtful review of current policies to consider how to improve our housing options.

Olympia will change. Let's do what we can to shape that change for the better: a variety of housing options, respect for the environment, diversity and inclusion in our neighborhoods.

Now it is time to approve the recommendations of the Missing Middle. I urge you to support their work.

Thanks for your consideration.
Kris Tucker

1614 Water Street SW
Olympia WA 98501-2233

Joyce Phillips

From: Jonathan Hutton <jahutton@gmail.com>
Sent: Friday, January 26, 2018 3:06 PM
To: missingmiddle; CityCouncil
Subject: Missing Middle

To Whom It May Concern,

I am a homeowner in the Southeast Olympia neighborhood, and I fully support the proposed changes to our building codes. Adding flexibility that will help foster density is sensible, and meets a need that is pressing and immediate. I urge the planning commission and city council to proceed forward without delay on these issues.

Sincerely,
Jonathan Hutton

Joyce Phillips

From: ION Ecobuilding <ionecobuilding@gmail.com>
Sent: Friday, January 26, 2018 4:50 PM
To: missingmiddle; CityCouncil
Subject: real deal missing middle comment

Dear folks at the Missing middle and city council (Esp Jim Cooper and Jessica),

I am strongly advocating for the continuation of the The adoption of the missing Middle commendations.

My Name is Joseph and I have been working behind the scenes on promoting ecological building for 15 year solid in olympia. I have served as president of our NW Ecobuilding Guild Chaper, co-founded the Code Innovations Database project and run my own small ecological building/contracting/education company that travels the NW working with Owner Builders that want to create the best and most ecological home that they can.

In addition to being part of the the Imagine Olympia Comp plan development and Sustainable Thurston programs. I have been advocating creating better ADU policy and a program from close to 8 years including working with and talking to to the late Jerry Parker, alumni City planner Jennifer Kenny about planner Amy Buckler. Mostly Have passed lists of recommendations as well as Example programs and guide books from Santa Cruz's ADU program...I also offered to work with student interns to develop and adapt other city programs to create our own in Olympia.

To get into specific example of why this is important....to me (and others as a reflection of My family)

Me and my family have been wanting to build a home for us in west olympia. 10 years ago I bought a lot to build on @1720 Dickinson Av Nw. For years we have been trying to figure out how to make it make financial sense.....

The simple fact is..

We wanted to build a energy efficient, healthy home and can afford approx 1000 sq ft. However with the lot cost, the impact fees, sidewalk costs, and home building costs, this 1000 sq ft house will cost considerably more then it would be worth on a comparable market. It was not cost effective to build a small house, someone else could build a bigger house but we cant. This is something we neither want nor can afford....

The reality is, current zoning, fees, market conditions and the-economic system make it much more cost-effective to build bigger houses as they pencil out with the fees, lot cost, etc distributed better the value of the property (price of housing resale on a comparable market (price per sq ft). This is a hard reality of the flat impact fees for any size house, it de-incentivizes building small and makes for more expensive housing stock in new construction.

Also, having a single family home built by itself on a lot as the only option, is a very expensive per unit to build.

The price of single family homes in general is getting so high and I keep meeting people from Seattle, California (and elsewhere) moving here. It is simple economics, our housing is lower cost then other city's. there is a huge demand and limited supply. The focus on single family homes all over olympia with limited housing supply is getting worse and is increasing prices making housing very expensive. We are being forced to

consider moving (as well as others we know).

Having the missing middle recommendations adopted, could make it more cost effective to build per unit. we can bring in a partner (or the right developer) and build a duplex or especially a duplex with attached ADUs. This kind of performa/project that will be way more cost effective to build, with economies of scale, while utilizing the lower land/lot cost and lower duplex and adu fees. his would be a major help or our family and potentially 3 other families/households (just on this one lot).

We can demonstrate good urban infill, ecological building and affordable housing if there are some better incentives to build smaller units, duplexes, adu's etc. I know developers in PDX building duplexes with ADU's that make for much more affordable housing. Some of them have been turned into little micro co-housing/condos.

I know there are people that want to keep their neighborhoods the same or similar, and hold back the missing middle recommendations.....but we can not stop change. If we do not have more housing, and middle income housing, Olympia will end up having housing for those that can afford single family homes and leave out a lot of people. Thank you for for looking out for the greater good and creating more housing. Please push the missing middle recommendations forward.

Thank you

--

Best Energy,

Joseph Becker

ION Ecobuilding

"Energy-efficient & earth based building"

Education, contracting and consulting

www.IONecobuilding.org

360 402 2249

15 year active member of the NW Ecobuilding Guild &
Co-originator of the Code Innovations Database Project

www.Ecobuilding.org

www.Codeinnovations.org



Joyce Phillips

From: Jo-Anne HUBER <gmomsews2@msn.com>
Sent: Friday, January 26, 2018 5:54 PM
To: missingmiddle
Subject: Favorable comment

As a retired couple who have just moved from Pierce County we would like to comment on the missing middle issue. Trying to make ends meet with a limited income can be devastating to many. With the rise in the cost of affordable housing it isn't always easy to find accommodations. If the average rent is \$1250 a month and your SS check is \$2300 a month there isn't much left to live on. We don't all qualify for low income. Please keep an open mind with regard to this issue.

Thank you,
Jo-Anne & John Huber

Sent from [Mail](#) for Windows 10

Joyce Phillips

From: Whitney Bowerman <whitneybowerman@gmail.com>
Sent: Saturday, January 27, 2018 7:47 PM
To: Joyce Phillips; missingmiddle
Cc: Leonard Bauer; Cheryl Selby; Jessica Bateman; Nathaniel Jones; Clark Gilman; Lisa Parshley; Renata Rollins; Jim Cooper; Keith Stahley
Subject: A Vote for Missing Middle Housing
Attachments: CNA Letter.pdf

Dear Members of the Olympia Planning Commission,

I am writing to express my wholehearted support for the Missing Middle Housing recommendations. I would also like to share my concern with the recent letter from the Coalition of Neighborhoods (CNA) regarding these recommendations (attached for your reference).

I am a 22-year resident of Olympia - I've lived here longer than I have lived anywhere - and am married to an Olympia native, raising our two young daughters in this beautiful city – we are rooted here. We own our home and own and manage a number of rental properties in Olympia. We are active in and deeply invested in the Olympia community and want to help ensure its bright future. We believe strongly that the Missing Middle Housing recommendations will help to achieve this.

The recommendations can play a key part in ensuring housing affordability as our city grows.

- They help to protect the natural environment by facilitating growth in already developed areas, protecting the finite resource that is farm and forest land.
- They actively support the city's Comprehensive Plan, creating pedestrian-oriented streetscapes and a healthy natural environment.
- They will support the growth of a thriving economy by providing accessible and affordable housing to new residents as they join our community.

The City has invested considerable time, community involvement, and staff time in a best-practice driven process to develop recommendations based on data-driven decision making as well as successful outcomes in similar communities. They've engaged with a variety of stakeholders, including developers, housing advocates, and the community at large. The process has been inclusive and well managed.

More specifically, I want to express my concern about the letter sent to the Planning Commission by the CNA, dated January 8, 2017, that requests a delay in the process.

The Missing Middle Work Group that developed the recommendations over the course of nine months included two representatives from the CNA. Additionally, the CNA has been regularly briefed about Missing Middle housing as the process has moved forward.

I want to address the issue of giving weight to the the CNA's January 8th letter and to their response to the Missing Middle work in general. Though this is admittedly part of a larger conversation about the CNA's legitimacy, it very much relates to the CNA's comments on the Missing Middle.

During the fifteen years I have lived in the Eastside Neighborhood I, as well as my husband, Luke, have been actively involved in our neighborhood association (the ENA), as well as in the CNA.

Though I respect that these are volunteer-driven organizations often doing a lot with a little, I feel it is vital to acknowledge that they are in no way representative bodies. The ENA for example has roughly 1,100 properties within its boundaries – at the ENA’s annual meeting, where the Board of Directors is elected, the organization considers it a success to have 30 residents present, and they are typically the same individuals from year to year.

The ENA struggles to retain its requisite ten board members. The organization does little outreach to the neighborhood, but for a post here and there to its limited email list and Facebook following. This is but one example from one of the more active neighborhood associations in Olympia. Many neighborhoods have even lower engagement.

With regard to the CNA, only a handful of Olympia’s 35 neighborhoods actively participate in the CNA. Of those represented, the individuals present are heavily weighted towards a single demographic (often older, caucasian, male, and primarily, if not exclusively, homeowners). Ironically, though over half of Olympia residents are renters, the subtext of many CNA conversations, particularly about housing, is very much anti-renter.

The CNA fails to pass the litmus test of a representative democracy, yet they claim to speak for a majority of Olympia residents.

The reality is that these organizations - Neighborhood Associations and the CNA - operate with minimal capacity. Whomever has the time and the willingness to step forward is the sole voice at the table, often representing only their personal interests. These organizations do not, as they currently stand, have the capacity to fulfill a legitimate public process.

I have great concern with giving the CNA’s voice much weight on any issue, the Missing Middle included.

I believe the Missing Middle process and recommendations are some of the most impressive policy work that’s been done by the City of Olympia in recent years and it would be extremely disappointing to see a small group derail this important work.

Thank you for your consideration.

Whitney Bowerman
Olympia Resident

1/8//17

Jay Elder
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Olympia, WA 98506
360-888-7292
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Olympia Planning Commission

Dear OPC Members,

Everyone can agree with the needs which motivated the Olympia Planning Department to propose the Missing Middle: to increase energy and infrastructure efficiency, create housing for a predicted influx new residents, reduce sprawl, and increase affordable housing.

As I mentioned in a previous letter, some MM proposals will have a detrimental effect on the quality of life on current Olympia residents: ADUs and cottages will eventually create much higher-than-rated unit density, tri-and four-plexes will be allowed in R-4-8 neighborhoods, and single-family neighborhoods will gradually be eliminated in near-downtown neighborhoods.

This is the biggest change in zoning change ever proposed in Olympia, affecting almost all residential neighborhoods. Yet most people know little about it.

During the last two weeks of November, when the City had the MM survey open, about 650 people responded - about 1.2% of Olympia residents. Two weeks after it closed, ONNA put out a short survey asking if the respondents knew what the City's Missing Middle proposal was.

- **121 people responded (over half our mailing list)**
- **47% said they didn't know what MM was**
- **69% said they didn't know enough to have an educated opinion**

I encourage you to slow this process way down until some questions are answered and publicized:

1. **What housing cost or monthly rent ranges are you using to define the Missing Middle? What are you calling affordable, not subsidized, housing?**

2. **Right Now:**
 - **What is the distribution of household incomes in Olympia and what monthly payment could each group afford in rent or mortgage?**
 - **What is the distribution of house values and their required monthly payments in Olympia?**
 - **What is the distribution of rents in Olympia?**
3. **What fraction of our residents qualify for HUD subsidies and how might that affect their ability to buy or rent? Are these people included in the affordable housing target group?**
4. **How much would it cost to build various forms of housing, including permits and utility hookups? Would it pencil out as Missing middle housing?**
 - **Remodel garage in an ADU**
 - **Build a cottage from scratch as an ADU**
 - **Build a tri-plex or four-plex**
5. **The Planning Commission that approved the Comp Plan specified developing along Urban Corridors, especially three nodes: near the Mall, downtown, and near Ralphs. Why this sudden shift to over-filling established residential neighborhoods?**
6. **After all of these questions are answered, will the Missing Middle proposals actually help the problem of not enough affordable housing, or will it only provide more upscale housing to increase density.**
7. **If MM doesn't solve the affordable housing problem, would apartment housing in the nodes do a better job of it, without the negative impact on existing housing?**
8. **Just an opinion: My son is a planner in Los Angeles. He studied the details of the MM plan and had two comments: In LA, they generally leave single-family housing alone and focus on transit routes to increase density. He wondered if this plan is more aggressive than it needs to be at this point, having looked at the demographics of Olympia.**

Please slow down this process and insist on answers to these important questions. After the majority of citizens have had an opportunity to study the fact, then survey them.

Thank You,

Jay Elder

Joyce Phillips

From: Janae Huber <janaehuber@yahoo.com>
Sent: Sunday, January 28, 2018 9:11 PM
To: missingmiddle; CityCouncil
Cc: Dani Madrone
Subject: Support for Missing Middle Housing Recommendations

Dear Members of the Planning Commission -

Thank you for your work over the past couple of months to learn more about missing middle housing. I am writing to urge you to keep to your currently planned hearing on February 26th.

We have a housing crisis in our City, evidenced by our extraordinarily low rental vacancy rate, the number of individuals and families experiencing housing insecurity and homeless, and the record-breaking sales market that has followed us into the usually quiet winter months.

Delaying these recommendations--which evolved through a thoughtful, thorough, and inclusive process--only slows much-needed efforts to get new units built and meet the demands of our market. While missing middle housing will not alone solve the housing crisis in Olympia, it will reduce barriers that are making our neighborhoods harder and harder to attain for many families in our community. It will also help us meet the variety of housing needs that more accurately reflect the composition of Olympia households.

Many thanks again for all of your work!

Janae Huber
2612 Buker Street SE
Olympia, WA 98501