

Middle Housing



What's happening?

The City prevailed in the appeal and the Washington State Growth Management Hearings Board (GMHB) issued an order of dismissal following remand on Nov. 9, 2023. However, the zoning standards have been amended since the adoption of the Missing Middle Infill Housing ordinance was adopted, and now there are some discrepancies in development regulations even though there are several similarities.

Phase 1

The Olympia City Council will go through a process to harmonize the Missing Middle Ordinance with all other ordinances that have been adopted since July 2019. This work is expected to be completed by the City Council early in 2024.

Phase 2

The State of Washington has further amended the Growth Management Act, which contains specific requirements for cities to implement for a variety of “middle” housing types. Once the harmonization work is completed, staff will begin a public process to review the codes to see where changes are needed to address new state requirements and how they should be implemented in Olympia.

This work is expected to begin in mid-2024 and be completed by June 2025. It will likely include changes to land use and design review process and potentially the subdivision code, in addition to zoning standards.

- [Community Engagement Plan](#)
- [House Bill 1110](#)

What is Middle Housing?

Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes. Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan and Housing Action Plan.



