

**Leonard Bauer**

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**From:** Callie Wilson <hellocallie@comcast.net>  
**Sent:** Tuesday, November 7, 2017 1:50 PM  
**To:** missingmiddle  
**Subject:** Impact fees question

Hello!

We live in Olympia and were thinking of creating an ADU, and heard that we might have \$20-\$30 K in impact fees if we did. This is pretty steep for our intended use, which is to house a care-giver.

Is there any thought of waiving this if the total number of bedrooms stays the same?

Callie Wilson

## Leonard Bauer

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**From:** Daniel Hall <squatchdan@gmail.com>  
**Sent:** Friday, November 10, 2017 11:02 PM  
**To:** missingmiddle  
**Subject:** Tiny house movement

I support the change in the permitting process which would allow tiny homes to become a part of the solution to the problem of finding affordable housing in Olympia..

Median rents in this community hover around \$1058 dollars a month. This is an insurmountable object for people of low incomes particularly senior citizens whose low incomes are fixed.

Creation of a tiny home village for seniors would allow these same seniors season to age in place and possibly share resources such as care givers

Therefore I support the permitting changes suggested by the Missing Middle project that would enable creation of housing developments that would include tiny homes.

Sincerely,

Dan M. Hall  
6811 Zangle Rd NE  
Olympia, WA 98506



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## Leonard Bauer

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**From:** Kathy Rooney <dancerooney@centurylink.net>  
**Sent:** Friday, November 10, 2017 10:58 PM  
**To:** missingmiddle  
**Subject:** I support sensible regulations for Tiny Houses

Hi, Leonard,

I live in Lacey, but strongly support any jurisdiction that will set up fair regulations for Tiny Houses. I've always lived with a small footprint, so this is a natural progression from the 528 sq. ft. I've lived in for over 20 years. I'm a minimal income senior. Living out of town to escape over-regulation will cost me more than if I can snuggle into the Oly/Lacey/Tumwater cities, hopefully piggy-backing in someone's yard/acreage, helping them while they're helping me.

Keep up the good work, Kathleen Rooney

[dancerooney@centurylink.net](mailto:dancerooney@centurylink.net)

3928 21st. Ave. S.E. #4  
Lacey, WA 98503

## Leonard Bauer

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**From:** Karen Messmer <karen@karenmessmer.com>  
**Sent:** Saturday, November 11, 2017 8:12 AM  
**To:** missingmiddle  
**Subject:** definition of tiny house

Hello Leonard,

Can you tell me the current definition (if there is one) for a tiny house in Olympia code/guidelines. And then what is the proposed definition.

It seems as if the definition for tiny house should relate to the current definitions for RV and manufactured home - and perhaps that is how it is being defined. I think some of the tiny houses are being built on wheels - which would make them more like the current RV's. Small homes built on a foundation would be a manufactured home, placed on to a foundation.

If you can point me to the code on this it would help.

Thanks

Karen Messmer

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'It has been said that democracy is the worst form of government except all the others that have been tried.' ~ Sir Winston Churchill ~

## Leonard Bauer

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**From:** David L. Edwards <mjdodcle@comcast.net>  
**Sent:** Saturday, November 11, 2017 3:50 PM  
**To:** missingmiddle  
**Subject:** Tiny Houses

Dear Olympia City Council,

Tiny homes offer an option for affordable housing for seniors like me. Our tiny homes can be in the yard of a friend or relative, in the neighborhood of our choice, in a tiny home community, in a co-housing development, or on a small piece of land. We can live in a tiny home village with other seniors to age in place, sharing care givers. We can pay \$300 or \$400 a month to be in the yard of a homeowner – they can use that to help pay their mortgage – both will benefit. Neighborhoods will benefit from having seniors in their midst.

Tiny homes are inexpensive and require little maintenance. Utility bills are small.

Median rents in Olympia climbed to \$1,058 in 2016. Thurston County ranks near the bottom in the state for housing affordability. Many seniors live on social security of \$800 a month or less. To rent a place, it's required that housing be 30% of our income, clearly impossible for many. This is causing much stress within the senior community and leads to homelessness.

Olympia's Comprehensive Plan sets a goal that affordable housing is available for all income levels throughout the community. Further, Growth Management encourages infill in neighborhoods to accommodate new growth.

I support the Missing Middle proposed changes that permit tiny houses:

\*\*\* Tiny houses may be permitted as single-family houses, accessory dwelling units or cottage housing if they meet all applicable codes.

\*\*\* A group of tiny houses can be permitted as a co-housing development in most residential zoning districts, providing a clear option for tiny house communities.

\*\*\* A tiny house on wheels can be permitted as a single-family house if it has a foundation and meets building codes.

Sincerely,

David L. Edwards, M.D., (age - 88)

## Leonard Bauer

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**From:** Kathy Ruth <sis5of11@gmail.com>  
**Sent:** Monday, November 13, 2017 9:01 PM  
**To:** missingmiddle  
**Subject:** Tiny Homes for Seniors

November 13, 2017

Dear Olympia City Council,

Tiny homes offer an option for affordable housing for seniors like me. Our tiny homes can be in the yard of a friend or relative, in the neighborhood of our choice, in a tiny home community, in a co-housing development, or on a small piece of land. We can live in a tiny home village with other seniors to age in place, sharing care givers. We can pay \$300 or \$400 a month to be in the yard of a homeowner – they can use that to help pay their mortgage – both will benefit. Neighborhoods will benefit from having seniors in their midst.

Median rents in Olympia climbed to \$1,058 in 2016. Thurston County ranks near the bottom in the state for housing affordability. Many seniors live on social security of \$800 a month or less. To rent a place, it's required that housing be 30% of our income, clearly impossible for many. This is causing much stress within the senior community and leads to homelessness. Tiny homes are inexpensive and require little maintenance. Utility bills are small.

Olympia's Comprehensive Plan sets a goal that affordable housing is available for all income levels throughout the community. Further, Growth Management encourages infill in neighborhoods to accommodate new growth.

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\*\*\* A tiny house on wheels can be permitted as a single-family house if it has a foundation and meets building codes.

While I live in Lacey currently, it has long been my hope to have a place of my own in Olympia, as I love your city and plan to both work and live there once I finish college. I have returned to college after 40+ years because this is the only way I can see that will allow me to stop living with my adult children and finally have a place of my own! I want that place to be in Olympia.

I hope you will approve these changes to your housing codes!

Sincerely,

Kathleen Ruth

4512 Mattson Ln. SE

Lacey, WA 98503

**From:** susi o'bryan <susi.obryan2@gmail.com>  
**Sent:** Thursday, November 23, 2017 4:51 PM  
**To:** missingmiddle  
**Cc:** Susi O'bryan  
**Subject:** Slow down

Hello,

PLEASE SLOW DOWN the Missing Middle Initiative! The city needs to put forth a much greater effort to involve and educate it's citizens on this topic. Perhaps there exist many merits to the idea, but we deserve a *real* opportunity to learn and weigh in!

If anyone at city hall has access to Nextdoor.com, take a look at the several threads in which regular folk (who would otherwise never have heard of the Missing Middle) actually get the chance to weigh in, and bring up many valid concerns on multiple sides.

Some of the concerns include:

- Rising crime from increased absentee ownership
- Gentrification (which begs the question of why the city is in such a hurry to pass this- are wealthy developers behind the initiative, waiting to create housing that will NOT in fact be affordable for an increasingly large group of local folk?)
- Increasing stormwater runoff from increased impermeable surfaces (isn't downtown already facing enough water pressure from sea level rise and current stormwater runoff?)
- Decreased ecological "services" - Urban yardscapes provide critical habitat and a "green belt" for a diversity of pollinators, small mammals and plants, for both the permanent and migratory populations. Don't even let's get started on the potential impact on waterways, watersheds, salmon, Salish Sea...
- Loss of sun, privacy, habitable streets (are desperately needed sidewalks part of the plan?), parking, neighborhood "ambience" - why we chose to live in this area in the first place, etc.

Please, give Olympia residents the respect of truly informing us and allowing us to participate fully in this process. Ethical intention requires it of you, as does the risk of creating a multi-faceted disaster if this breakneck speed continues.

Respectfully,

susi o'bryan  
360.754.4021  
[susi.obryan2@gmail.com](mailto:susi.obryan2@gmail.com)

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susi o'bryan 

"it is no measure of good health to be well-adjusted to a sick society"

~ J. Krishnamurti