



## Land Use & Environment Committee

### 'Missing Middle' Infill Housing Analysis

**Agenda Date:** 7/20/2017  
**Agenda Item Number:** 5.C  
**File Number:** 17-0749

---

**Type:** information   **Version:** 1   **Status:** Filed

---

#### **.Title**

'Missing Middle' Infill Housing Analysis

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Receive the information. Briefing only; No action requested.

#### **Report**

##### **Issue:**

Whether to continue analysis of regulations related to Missing Middle housing opportunities.

##### **Staff Contact:**

Leonard Bauer, Deputy Director, CP&D, 360.753.8206

##### **Presenters:**

Leonard Bauer, Deputy Director, CP&D

#### **Background and Analysis:**

The term 'Missing Middle' refers to a range of multi-unit housing types that are compatible in scale with single-family homes. In other words, they provide 'middle' density housing. There have been little of these types of housing constructed in Olympia (and nation-wide) over the past 40 years - thus, they are referred to as 'missing'. Some examples of missing middle housing types include tiny houses, modular units, cottage homes, townhouses, small multi-family apartments, and accessory dwelling units.

The Missing Middle Infill Housing Analysis is reviewing existing city regulations - such as zoning, permit fees, development standards, utility connection charges, etc. - for potentially disproportionate effects on the ability to provide for a variety of housing types in the City's residentially zoned areas. This implements Comprehensive Plan goals and policies regarding providing a variety of housing types (see below).

At its February meeting, the Land Use and Environment Committee reviewed and approved the

attached schedule for public involvement and outreach for this project. Consistent with the schedule, a Missing Middle Work Group has been meeting monthly to identify key issues to focus on. The Work Group will continue meeting to provide in-depth discussion and feedback on these issues throughout the project. A draft charter for the work group is attached.

Two Missing Middle open houses were held in conjunction with Land Use and Environment Committee meetings on May 18 and 30. At these open houses, members of the public received information about the project and provided input on key issues they feel should be considered.

#### Relevant Comprehensive Plan Policies

The Olympia Comprehensive Plan includes numerous goals and policies calling for land use regulations that support a variety of housing types throughout the community. A few relevant examples include:

Goal GL 16: The range of housing types and densities are consistent with the community's changing population needs and preferences.

PL 16.2: Adopt zoning that allows a wide variety of compatible housing types and densities.

PL 16.5: Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.

Goal GS 3: Affordable housing is available for all income levels throughout the community.

PS 3.1 Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.

(Note: These goals also include other associated policies; the most applicable to this project are included above).

#### **Neighborhood/Community Interests (if known):**

Neighborhoods and community members have shown significant interest in this project. Staff has added all names to an interested parties list that will be notified of all meetings and public comment opportunities. A project web page has been established to provide updated information about the project, including notes from all Missing Middle Work Group meetings (see attached link).

#### **Options:**

N/A

#### **Financial Impact:**

None. This work is included in the CP&D work plan and base budget for 2017.

#### **Attachments:**

Missing Middle Project Schedule

Draft Charter - Missing Middle Work Group

---

**Type:** information   **Version:** 1   **Status:** Filed

---

[Link to Missing Middle web page](#)