



City Council

Missing Middle Housing Analysis Update

Agenda Date: 9/19/2017
Agenda Item Number: 2.A
File Number: 17-0946

Type: study session **Version:** 1 **Status:** Filed

Title

Missing Middle Housing Analysis Update

Recommended Action

Committee Recommendation:

Land Use and Environment Committee has received regular status updates on the Missing Middle project.

City Manager Recommendation:

Receive the information. Briefing only; no action requested.

Report

Issue:

Whether to receive a status update on the Missing Middle Housing Analysis.

Staff Contact:

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Presenter(s):

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 nationwide) 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, duplexes, triplexes, fourplexes, small multi-family apartments, and accessory dwelling units.

The Missing Middle 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 low-density, residentially zoned areas. This implements Comprehensive Plan goals and policies regarding providing a variety of housing types and affordability levels, including:

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.

Progress Report

The Land Use and Environment Committee reviewed and approved the scope and schedule for public involvement and outreach for this project (attached). The Committee also approved a charter (attached) for the Missing Middle Work Group, which has been meeting monthly to identify and discuss key issues.

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.

Following the open houses, the Work Group discussed specific issues for each type of Missing Middle housing. Staff has developed issue papers for each of these issues, which have served the basis for Work Group's in-depth discussions and feedback. The issues papers are posted on the Missing Middle web page on the City web site (click on #4 under Project Timeline to access issue papers). Based on input from the Work Group and public open houses, staff will develop a set of draft recommendations for revisions to existing codes, fees and standards that would better align with the City comprehensive plan policies above. The draft recommendations will then be provided for public discussion and input, potentially through a survey and/or open house, and updated based on that input for review by the Planning Commission and City Council.

Attachments:

Project Schedule
Work Group Charter
Missing Middle web page