

Middle Housing Success in Washington

Anne Fritzel, AICP and the Growth Management Housing Team

GROWTH MANAGEMENT SERVICES' HOUSING PROGRAMS

12/07/2022



Washington State
Department of
Commerce

GMS' Housing Team

Housing Element Guidance Update

- Projecting housing needs
- Undoing racial disparities in housing

Laura Hodgson

Housing Action Plan Grants

Laura Hodgson

Emmie Tanguay

Housing Team Lead

Anne Fritzel

Policy, budget, ADUs

Multifamily Tax Exemption (MFTE) Program

Mary Reinbold

Transit-Oriented Development Grants

Mary Reinbold

CHIP Grants

Connecting Affordable Housing to Infrastructure

Eric Guida

Middle Housing Tech Team

Messaging on housing:

Shane Hope

Design and zoning: Joe Tovar

Undoing racially disparate impacts: Dave Osaki

Let's learn about you

Please share in the chat:

- What is the BIGGEST factor in deciding where to live?
 - Housing costs
 - Access to amenities like good schools or transit
 - Proximity to work
 - Proximity to interpersonal support network
- Do you rent, own, or share housing, and why?



So what is middle housing?



Middle housing is moderate density, house scale development which was popular in many places until the 1950s when land use regulations made it hard to build. Middle housing types include:

- duplexes,
- triplexes,
- fourplexes,
- fiveplexes,
- sixplexes,
- townhouses,
- cottage housing, and
- stacked flats.

2021: Growth Management Act (GMA) requirements for housing strengthened: Amended by HB 1220 (laws of 2021) RCW 36.70A.070(2)

New GMA housing goal:

- “~~Plan for and accommodate~~ encourage the availability of affordable housing affordable to all economic segments.”

★ Our honored guests

Commerce to provide projected housing need to local governments:

- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters

Local housing element to:

- Review land capacity
- **Develop moderate density housing policies (i.e. middle housing)**
- Document programs and actions needed to achieve housing availability, (zoning, funding, etc.)
- Consider jobs/housing balance
- Consider how accessory dwelling units (ADUs) can meet housing needs



2024 Due December 31st 2025 Due June 30th 2026 Due June 30th 2027 Due June 30th

★ Starred counties are partially planning under the Growth Management Act

A million new homes needed by 2044

| | Permanent Housing Needs, grouped by Area Median Income category | | | | | | | | Temporary housing |
|------------------|---|------------------|--------------|---------|---------|---------|----------|---------|-------------------|
| | Total | 0-30% (Non-PSH*) | 0-30% (PSH*) | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ | Emergency Housing |
| Washington State | 991,529 | 217,892 | 116,114 | 168,705 | 109,489 | 61,723 | 62,586 | 255,020 | 91,706 |
| | | 22% | 12% | 17% | 11% | 6% | 6% | 26% | |

- First time in Washington, following OR and CA.
- **FINAL numbers coming in February 2023**

**PSH = permanent supportive housing (housing with services)*

Overall housing strategy under the GMA

Most of the growth goes into urban areas

- Leverage high capacity transit with more intense developing in station areas and along transit corridors
- **Increase housing diversity with middle housing and ADUs**
- Preserve naturally-occurring affordable housing (e.g., manufactured home parks, older apartments)
- Re-envision underused areas for more housing
- Fund affordable housing, rentals and ownership (land trusts)

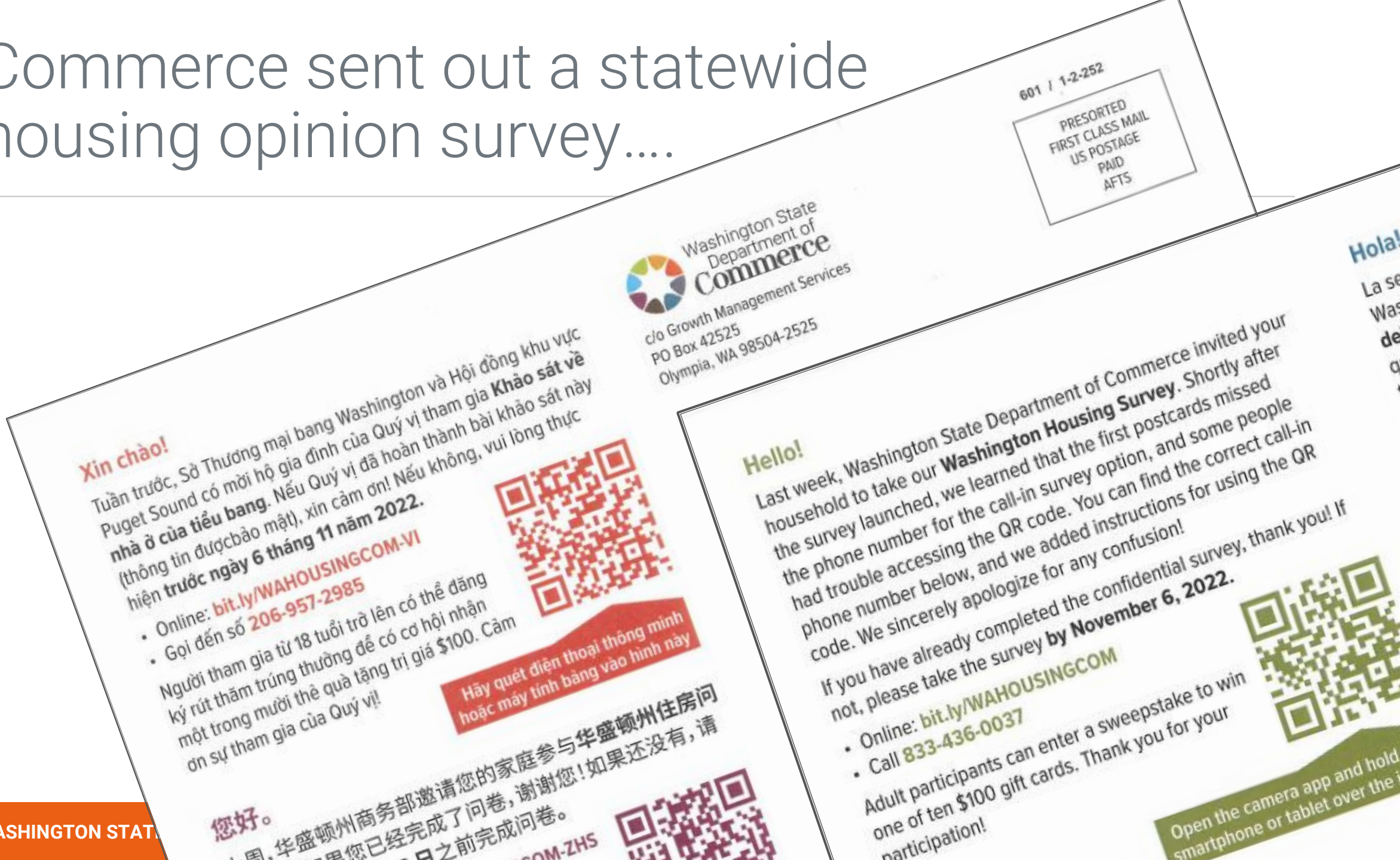


Little growth goes into rural and resource areas

- Protections for agriculture and forest industries
- Reduce demands water, emergency response
- Reduce emissions from long commutes
- Reduce risk from wildfire



Commerce sent out a statewide housing opinion survey....



601 / 1-2-252
PRESORTED
FIRST CLASS MAIL
US POSTAGE
PAID
AFTS

Washington State
Department of
Commerce
City Growth Management Services
PO Box 42525
Olympia, WA 98504-2525

Xin chào!

Tuần trước, Sở Thương mại bang Washington và Hội đồng khu vực Puget Sound có mời hộ gia đình của Quý vị tham gia **Khảo sát về nhà ở của tiểu bang**. Nếu Quý vị đã hoàn thành bài khảo sát này (thông tin được bảo mật), xin cảm ơn! Nếu không, vui lòng thực hiện trước ngày **6 tháng 11 năm 2022**.

- Online: bit.ly/WAHOUSINGCOM-VI
- Gọi đến số **206-957-2985**

Người tham gia từ 18 tuổi trở lên có thể đăng ký rút thăm trúng thưởng để có cơ hội nhận một trong mười thẻ quà tặng trị giá \$100. Cảm ơn sự tham gia của Quý vị!

Hãy quét điện thoại thông minh hoặc máy tính bảng vào hình này



您好。

上周, 华盛顿州商务部邀请您的家庭参与**华盛顿州住房调查**。如果您已经完成了问卷, 请您在 11 月 6 日之前完成问卷。

COM-ZHS



Hello!

Last week, Washington State Department of Commerce invited your household to take our **Washington Housing Survey**. Shortly after the survey launched, we learned that the first postcards missed the phone number for the call-in survey option, and some people had trouble accessing the QR code. You can find the correct call-in code. We sincerely apologize for using the QR code. We sincerely apologize for any confusion!

- Online: bit.ly/WAHOUSINGCOM
- Call **833-436-0037**

Adult participants can enter a sweepstake to win one of ten \$100 gift cards. Thank you for your participation!



Open the camera app and hold smartphone or tablet over the

Most agree their community needs more **diverse and affordable housing types**.

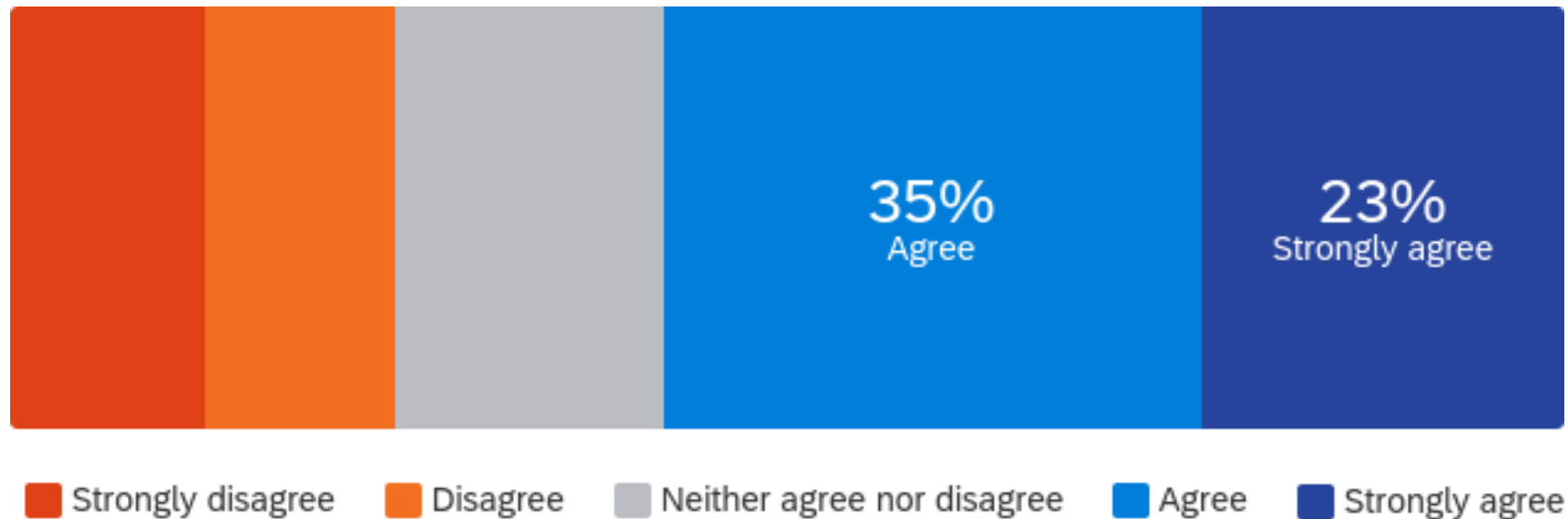
My community needs more diverse and affordable housing types, such as duplexes, cottages, courtyard apartments, townhomes, and mixed developments.



Strongly disagree Disagree Neither agree nor disagree Agree Strongly agree

Most agree that **multi-family housing should be allowed in single-family zones** if they meet all of the standards of the zone.

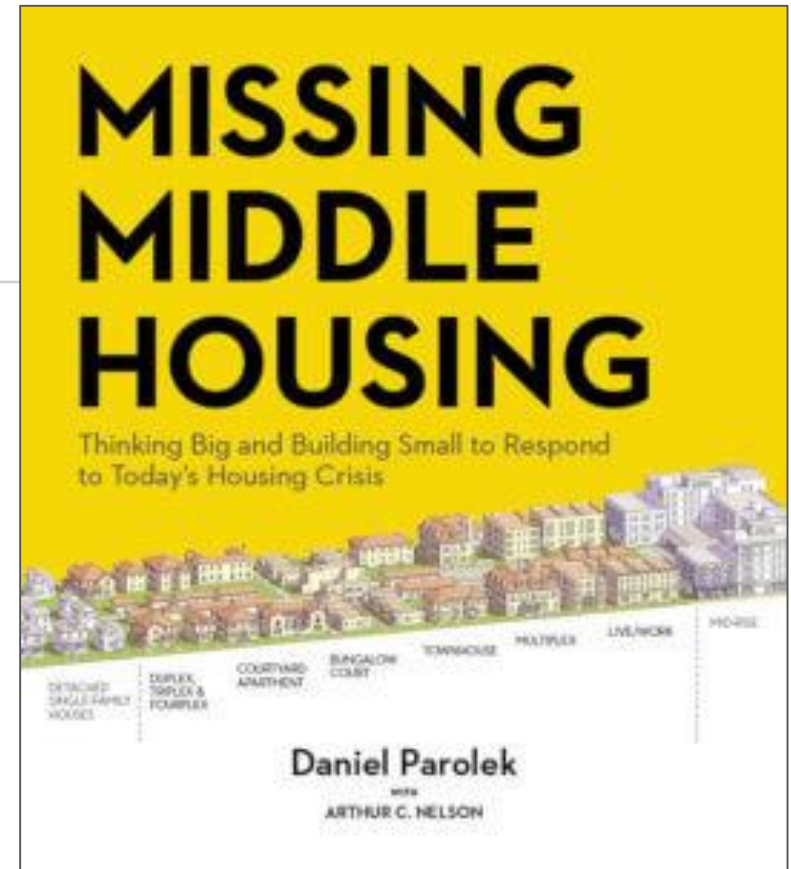
Multi-family housing like triplexes should be allowed in single-family zones if they meet all of the standards of the zone, such as heights, setbacks, and parking.



Commerce developing a toolkit to facilitate “Middle Housing”

Work Products

- Proformas for financial feasibility
- Atlas of place types and toolkit of development standards and permit processes
- Informational hand outs, slide decks and computer models of middle housing types



Duplex



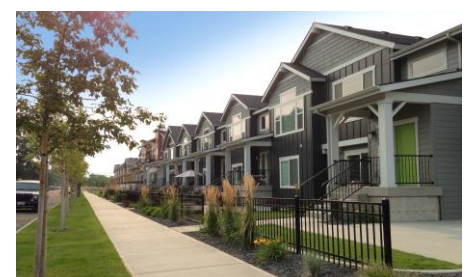
Fourplex



Courtyard Apartments



Cottage Housing



Townhouses



Washington State
Department of
Commerce

www.commerce.wa.gov



Thank you!
Questions?