

Middle Housing

Planning Commission

February 2, 2023



What is Middle Housing?

- Range of Units
- About the size of a single-family home



Duplex

Two Units

Side-by-side

Stacked



Triplex

Three Units
Side-by-side
Stacked



Missing Middle?

- Zoning barriers
- Financial incentives for detached homes
- Constrained housing choice



Middle Housing

- Why are we looking at middle housing?
 - Housing Action Plan
 - Housing Needs
 - Housing Price
 - Comprehensive Plan
 - Population Growth
 - Grant Funding



Comprehensive Plan Context

- Land Use
 - Transportation
 - Housing
 - Utilities
 - Capital Facilities
 - Economic Development
 - Natural Environment
 - Parks/Recreation
 - Community Design
- Projected Housing Need
 - Land Capacity
 - Housing Price Points
 - Racially Disparate Impacts
 - Antidisplacement
 - And More!
- Middle Housing
-

Work Plan

- Existing Conditions Report
- Informational Materials
- Policy Analysis
- Racial Equity Analysis
- Public Engagement
- Draft Policies & Implementation Concepts

Racial Equity Analysis

- Growth Management Act
 - RCW 36.70A.070
- Racially disparate impacts, displacement & exclusion in housing
- Policies to undo these harms
- Antidisplacement Policies

Public Engagement

- Community-Based Organizations who represent:
 - Low-income populations
 - Racial or ethnic minorities
 - Disabled populations
- Compensation



Discussion Questions

- General Questions
- Public Participation Topics
- Racial Equity Topics
- Policy Topics
- Commerce Presentation



Elise Keim

ekeim@shorelinewa.gov

206-801-2553

www.shorelinewa.gov/middlehousing

