

Middle Housing

Planning Commission

August 3, 2023



Middle Housing

- Housing spectrum
- House-scale

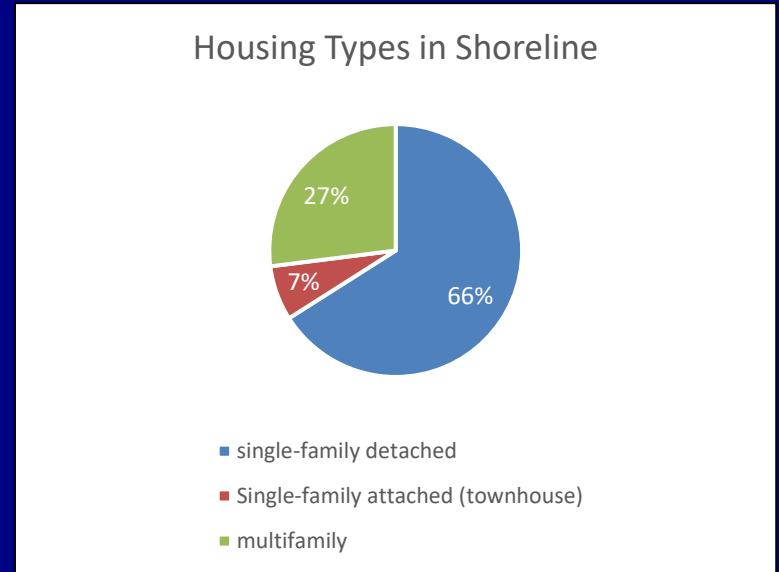


Work to Date

- Existing Conditions Report
 - Policy Analysis
- Public Outreach
- Racially Equity Analysis

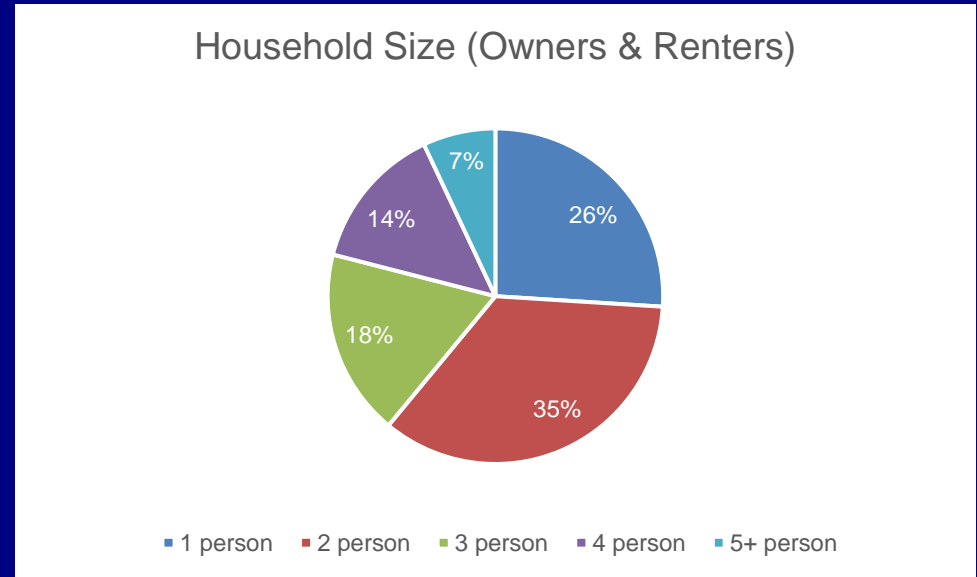
Existing Conditions Report

- Three forms of housing in Shoreline
- Mostly zoned for single-family detached
- Not much middle housing



Existing Conditions Report

- 61% of homes are 1-2 people
- 45% of single-person households are 65+



Existing Conditions Report

- Regulatory Environment
 - Development Regulations
 - Fees
 - Procedures
 - Incentives

House Bill 1110

- Middle housing is coming to Shoreline
- Allow two units per residential lot
 - Four units per lot near transit or at least one unit is affordable
- Nine forms of middle housing

Path to Middle Housing



We are here

Public Engagement to Date

Tactics

- Community Based Organizations
- Focus Groups
- Virtual Public Meeting
- Tabling

Themes

- Affordability
- Middle Housing: support for more choices
- Growth concerns

Public Engagement

- Infill development through conversion of existing units/properties
- Tension from uneven development impacts
- Open spaces, biodiversity, and tree canopy preservation
- Acknowledgement of history of displacement and exclusion

Comprehensive Plan Goals and Policies

- What is a Goal?
 - Desired community outcome
- What is a Policy?
 - Action to meet a goal

Goal & Policy Analysis

- Comprehensive Plan:
 - Land use
 - Housing
- How supportive is the current comprehensive plan of middle housing?

Unclear Support

“Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.” (Goal H II)

“The Low Density Residential land use designation allows single-family detached dwelling units. Other dwelling types, such as duplexes, single-family attached, cottage housing, and accessory dwellings may be allowed under certain conditions. The permitted base density for this designation may not exceed 6 dwelling units per acre”.
(Policy LU 1)

Draft Goals & Policies

- Desired Outcome:
 - Support for middle housing
- Methods:
 - Revise existing goals/policies
 - Propose new goals/policies
- Inputs:
 - Previous Commission direction
 - Public engagement

Draft Goals and Policies

“Encourage development of a wider variety of housing types at all affordability levels through innovative land use, well-crafted regulations, and development incentives.” (Revised Goal H II)

“The Low Density Residential District allows primarily residential uses and encourage a diversity of compatible housing types.” (Revised Policy LU 1)

Draft Goals and Policies

“Explore a variety and combination of incentives to encourage market rate and non-profit developers to build units affordable to extremely low, very low, low income, and moderate income groups.” (Revised Policy H 8)

“Educate the public about community benefits of middle housing in order to promote acceptance of local proposals.” (New Housing Policy)

“Explore the feasibility of a form-based code approach for historically residential zones.” (New Land Use Policy)

Early Themes

- Increase in variety of housing choice
- Focus on affordability
- Building form regulations over building use
- Community involvement

Next Steps

- Comprehensive Plan Update
- Confirm alignment with three lenses:
 - Housing
 - Equity and social justice
 - Climate
- County, region and state requirements

Any Questions?



Discussion Questions

- How would you describe the overall goal (the desired future state) for middle housing in Shoreline?

Discussion Questions

- Themes to help guide further refinement of middle housing goals and policies:
 - increase variety, focus on affordability, regulate form/scale over use, and community involvement
- Are any themes missing? Should anything be added or removed?

Discussion Questions

- Is there any other guidance you would like to provide Staff as they continue to refine these goals and policies?

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