



Middle Housing in [city name]

City of [city name]
[date]

Overview

- What is middle housing?
- Why is middle housing important?
- How will middle housing change my neighborhood?
- What is [city name] doing to address housing needs?

What is Middle Housing?

Image from Sightline Institute



Middle housing is housing that falls between single-family houses and larger apartment buildings.



Single-family housing

- Larger units
- Low density
- More expensive to build on a per-unit basis



MIDDLE HOUSING



Multifamily housing

- Smaller units
- High density
- Less expensive to build on a per-unit basis

More about **middle housing**

- Commonly built in Washington communities until the mid-20th century.
- Architectural style, scale, and density of middle housing can be similar to single-family homes.
- Promotes more efficient use of existing infrastructure and more walkable neighborhoods.

- Townhouses
- Duplexes
- Triplexes
- Fourplexes
- Sixplexes
- Courtyard buildings
- Cottage housing
- Live/work lofts
- Mother-in-law units /
Accessory Dwelling Units
(ADUs)



Examples from Sightline Institute

A group of children and adults are playing with bubbles outdoors. The scene is filled with many bubbles floating in the air. In the center, a person is blowing bubbles. The children are reaching out towards the bubbles. The background shows trees and a blue structure, possibly a playground. The overall atmosphere is joyful and playful.

Why is Middle Housing important?

Middle housing is one of many efforts to address **housing affordability** in Pierce County.



Housing costs have risen 3x as fast as incomes over the past 10 years



1 in 3 households spend more than 30% of their income on housing



About ½ of renters spend more than 30% of their income on rent



To purchase an average home, you would have to make more than 1.5x the county median income

Middle housing
**serves housing
needs not met** by
single-family homes
or large-scale
multifamily
development.

Young
families



Single
households



First-time
homebuyers



Older adults



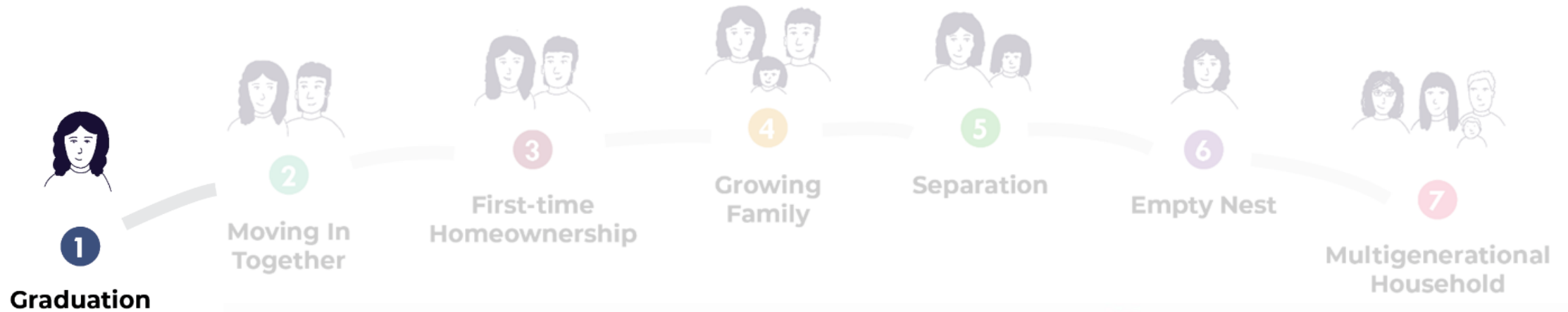
Multigenerational
households

Because we have different housing needs throughout our lifetime.

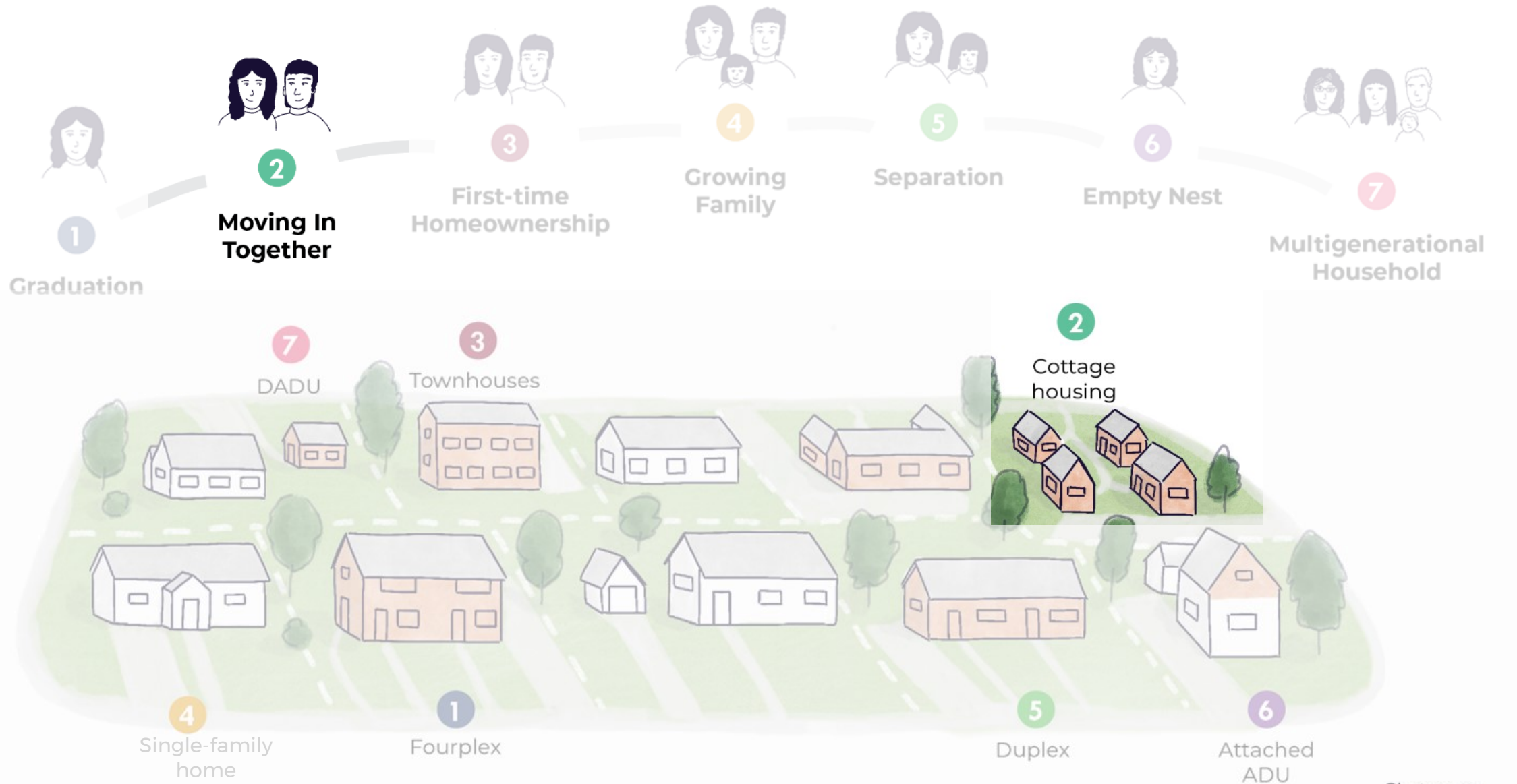
Middle housing can benefit **everyone** in our community.



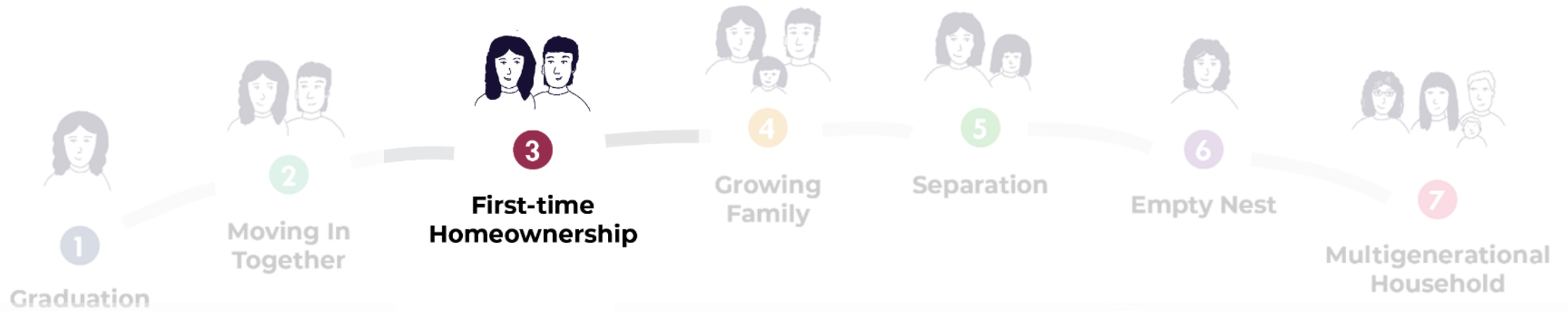
Housing needs change over the course of our lives.



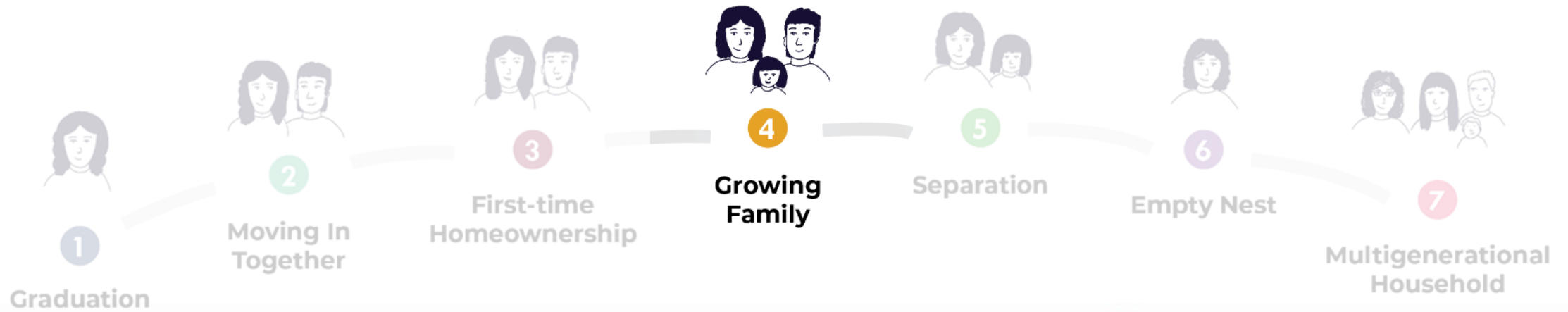
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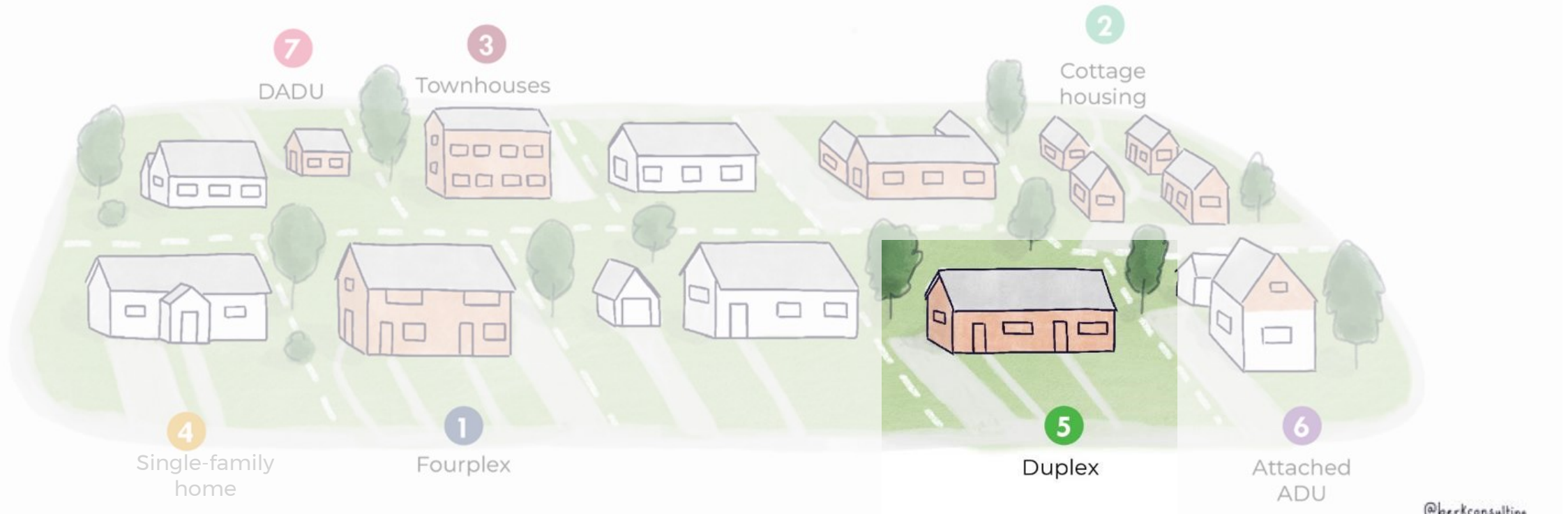
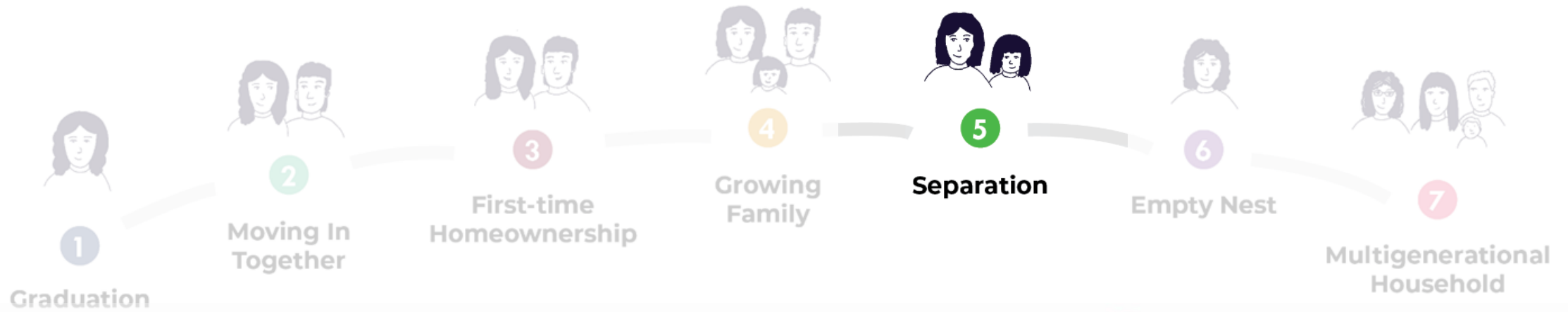
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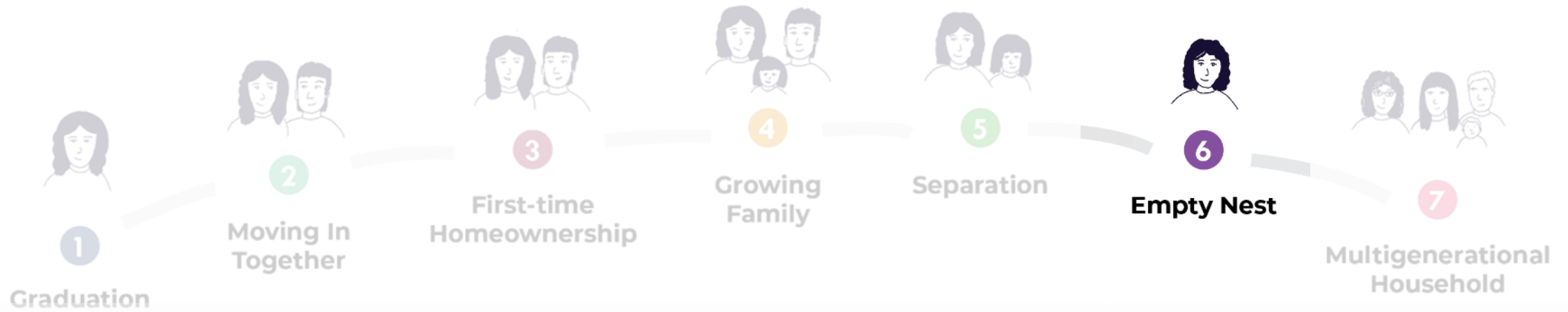
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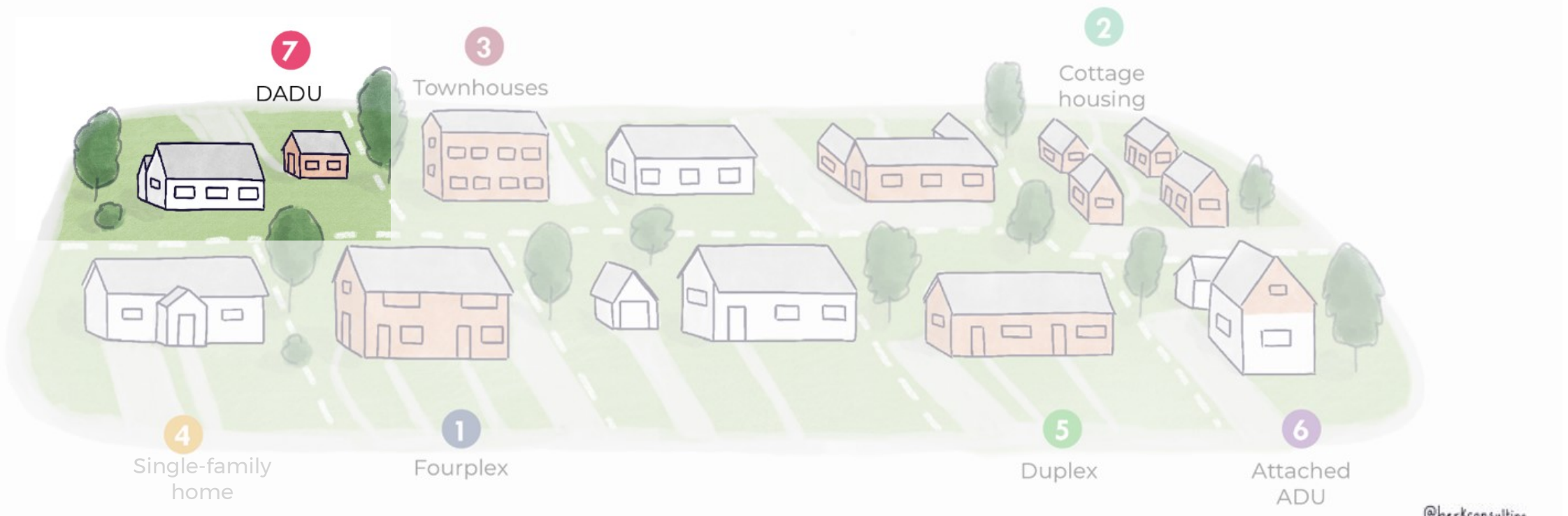
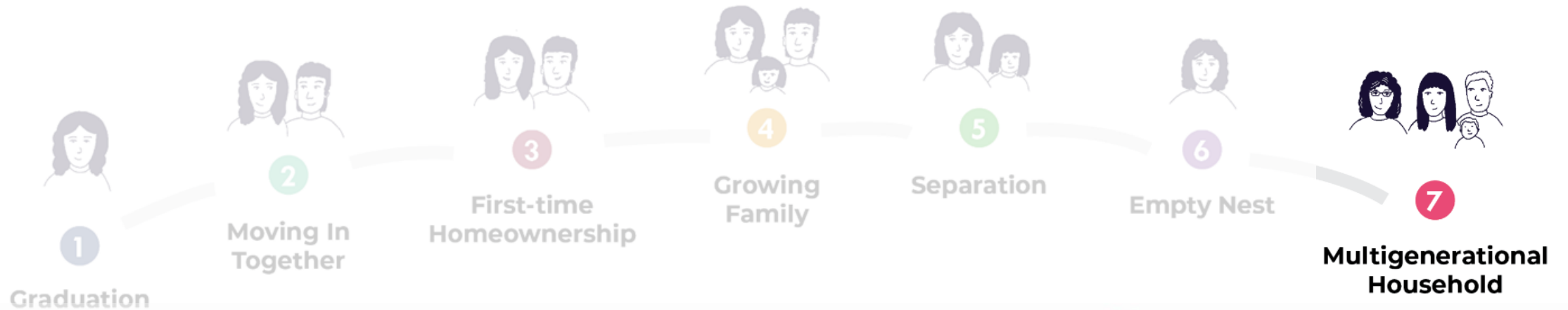
Housing needs change over the course of our lives.



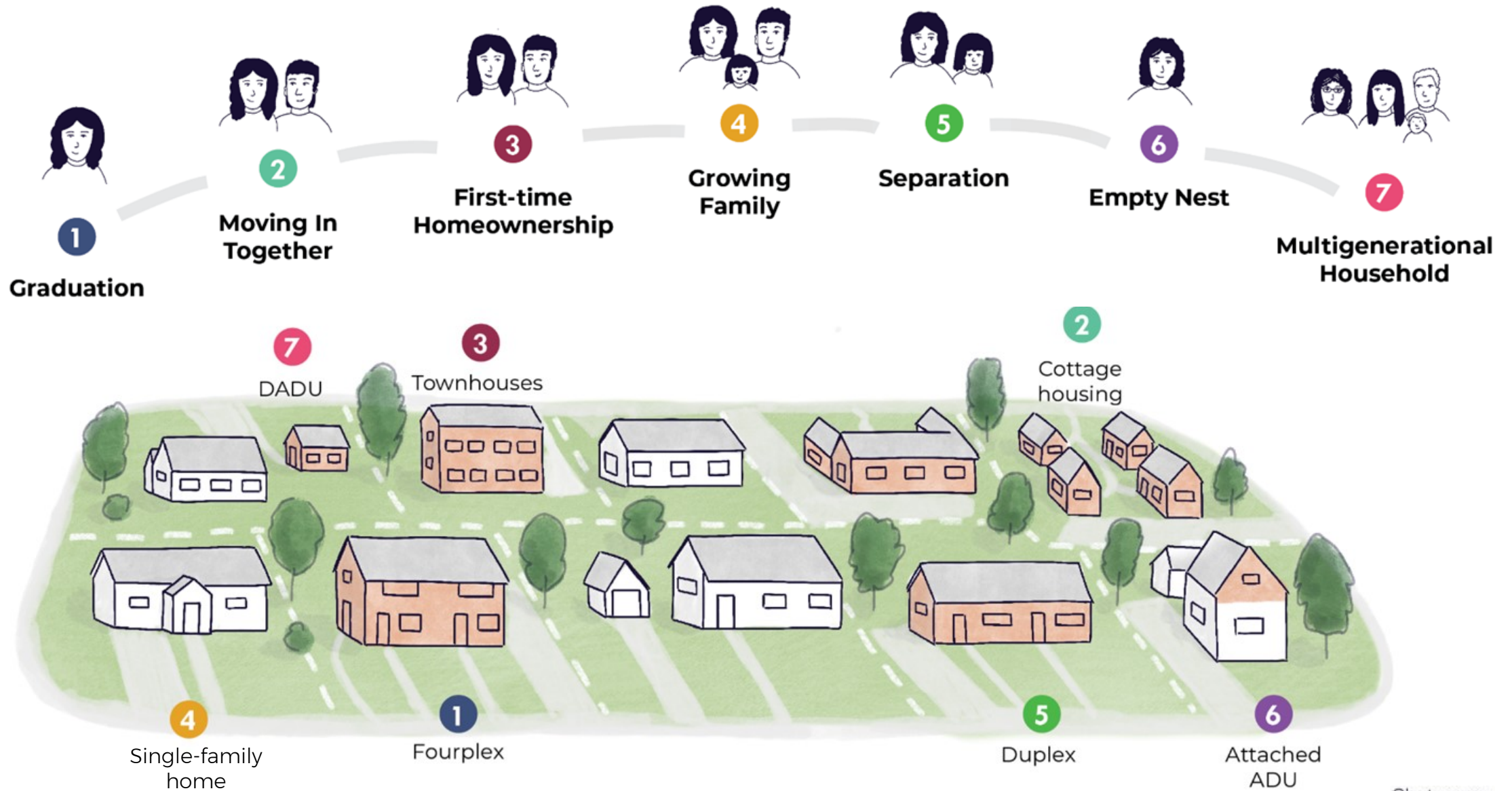
Housing needs change over the course of our lives.



Housing needs change over the course of our lives.



Housing needs change over the course of our lives.



Allowing middle housing is an important strategy to **increase housing options.**

- It is hard to predict the future, but we know what the market is currently producing.
- Middle Housing enables a variety of household types to find suitable homes in the community.
- Middle Housing options can offer homeownership opportunities, particularly entry level homeownership.

All types of housing will be needed to make housing **more affordable**.

- Local government does not build housing, it establishes rules on what can be built and where.
- Current regulations prevent homebuilders from innovating in response to market demand.
- Housing growth has not kept up with job growth: the solution is **more housing**.

Source: Zillow



Single family home

\$872,500 (\$286/s.f.)

3,054 s.f.
3 bedrooms
13,503 s.f. lot

Built in 2022



Duplex

\$369,000 (\$279/s.f.)

1,319 s.f. each
2 units with 3 bedrooms
12,632 s.f. lot

Built in 2020



Townhouse

\$398,000 (\$372/s.f.)

1,068 s.f.
2 bedrooms
3,367 s.f. lot

Built in 2020



How will middle housing change my neighborhood?

Neighborhoods have changed and will continue to change.

- Neighborhoods are meant to change as community needs change.
- Development standards regulate development on topics like parking requirements, building height, setbacks, impervious surfaces, and architectural design.
- Where middle housing is allowed, it must still meet city development standards.

Current single-family neighborhood.



A building is replaced, another modified.



Continued change over time.



@berkconsulting

Increased variety over time.



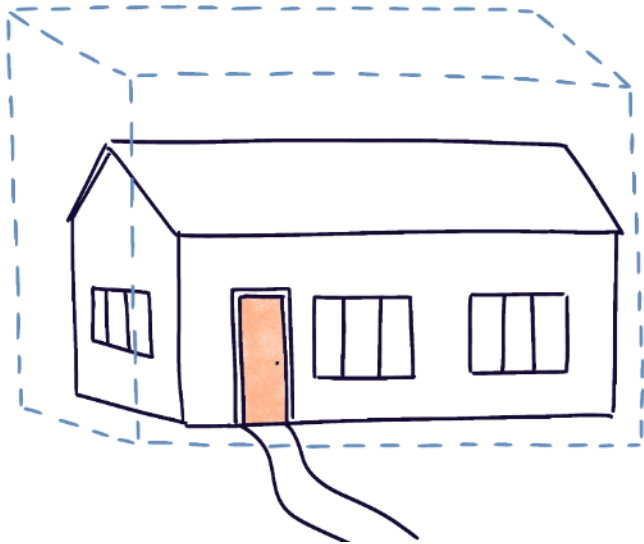
Allowing middle housing doesn't necessarily **change the scale** of buildings that can be built.

- Some middle housing types can be a similar building size as single-family houses
- Cities can use development regulations to control for height, setbacks, design, etc.



Example from Portland, Oregon

Existing homes in your neighborhood are likely smaller than the maximum size allowed. Whether middle housing is allowed or not, bigger buildings will likely be developed.



Many existing houses, especially older homes, are smaller than the development code allows.

Currently allowed



Single-family homes have become larger over time. When new houses are built, they are often built closer to the maximum size allowed.

Allowing middle housing will create more housing options



Allowing missing middle housing does not change size maximums but allows more than one unit in the same space.

Communities that have allowed middle housing have seen **incremental change**

- Cities that have legalized middle housing types have increased the variety of new housing, though only modest upticks in number of middle housing units.
- Most of the new housing is still single-family or apartment units.

Allowing middle housing will not necessarily increase **property values**.

- Property values are based on your land, structure(s), and market conditions.
- Allowing missing middle housing is associated with potential land value increases on lots that are suitable for redevelopment.
- Reinvestment into existing neighborhoods can improve the infrastructure for everyone, including sidewalks, transportation improvements, neighborhood-based services.
 - New investment into development and amenities will increase property values.
- Washington State and Pierce County offer **property tax relief programs to senior citizens, disabled persons, households with limited income, widows, and widowers of veterans**.
 - Households at risk of losing their home due to property tax increases may be eligible for property tax exemptions or relief.

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The background of the slide is a detailed architectural drawing in blue ink on a dark blue background. It shows a main floor plan with various rooms labeled: LIVING ROOM, DINING ROOM, KITCHEN, and ENTRANCE. A 'NEW STAIRS' section is also indicated. To the right, there is a 'PROPOSED 1ST FL. ALTERATIONS & NEW 2ND FL. ADDITION CRESCENT' section, which includes a table for 'REVISIONS' and a 'Drawing Title' field. The drawing includes numerous dimensions, notes like 'INSUL. MIN. V.B. ON S.W. SIDE IN FLOOR ASSEMBLY', and '10" SOUTH 1/4' TO 1/4' TEST & 3" MPA CONC.', and 'STUCCO'. A north arrow is present in the upper right. The overall style is that of a professional architectural blueprint.

What is [City Name] doing to address housing needs?

SSHA³P Middle Housing Study

- [City] is collaborating with other cities and the South Sound Housing Affordability Partners (SSHA³P) to address housing needs in Pierce County.
- Several cities received a grant to study areas most suitable for middle housing.
- The City will use this information to inform potential updates to development regulations and zoning.
- Middle housing must still meet city development standards such as parking minimums, impervious surface limits, height limits, and setbacks requirements.

Placeholder for map of the city

What happens next?

- The city is updating its comprehensive plan for 2024.
- The comprehensive plan sets the vision and policies for the city over the next 20 years.
- New state law (passed in 2021) requires cities to allow greater housing diversity in existing neighborhoods.

Place holder for City's
Timeline