

Middle Housing Grant Program

July 1, 2022 - June 30, 2023

Growth Management Services

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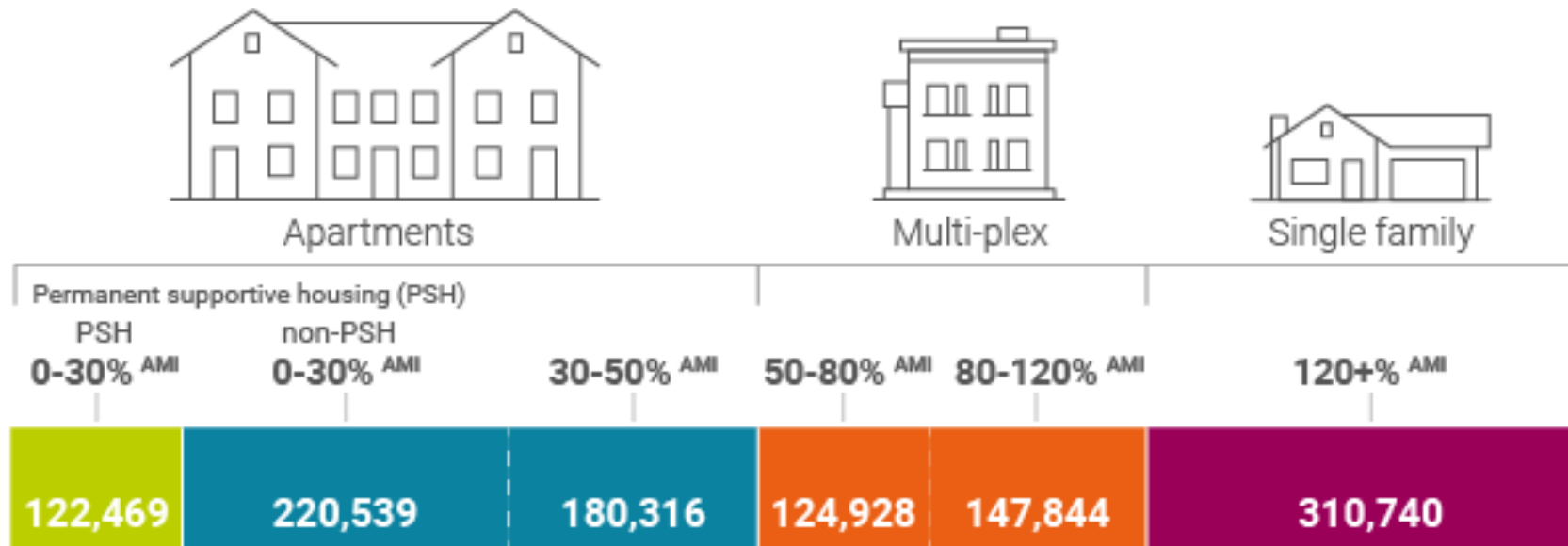
MIDDLE HOUSING POLICY

07/06/2023



Washington State
Department of
Commerce

Context: Housing element updates



1.1 Million new homes will be needed in the next 20 years

In addition, there will also need to be:

91,357 Emergency housing beds (temporary housing)

HB 1220 (2021) Housing element update

- Plan for and accommodate housing for all economic segments
- Updates to middle housing policies
- Racial equity analysis

\$7.5 M middle housing grant program (2022)

Funding available only to cities in the Puget Sound region (update due December 31, 2024):

- **Base grant amounts :**
 - Cities under 10,000 population \$ 60,000
 - Cities 10,000-20,000 population \$ 75,000
 - Cities over 20,000 population \$100,000
- **Additional funding available to subcontract with community based organizations (CBO's)**
- **Must consider middle housing types on at least 30% of lots currently zoned as single family**
- **Must conduct a racial equity analysis** (required by new 2021 GMA amendments as part of the plan update)



Duplex



Cottages

2022 Middle Housing Grant Program for the Puget Sound Region - Grantees

Bellevue	Kenmore	Shoreline
Bothell	Lakewood	Snohomish
Burien	Milton	Snoqualmie
Eatonville	Monroe	SSHA3P*
Edgewood	Newcastle	Tacoma
Enumclaw	Redmond	Tukwila
Everett	Renton	University Place
Fife	Ruston	Mill Creek
Gig Harbor	Seattle	Puyallup

Results

- 26 of 82 eligible jurisdictions accepted grants
- \$2.7 million in grants (of \$7M offered)
- Grantees represent over half of the eligible city population in the Central Puget Sound region

Cities (20) also subject to HB 1110

* South Sound Housing Affordability Partners (SSHA3P) coordinated work on behalf of five jurisdictions

2022 Middle Housing Grant Program Grantees by County)

County	Number of Grantee Cities	Smallest/Largest Grantee Population
King County	13 (includes Bothell and Milton)	Enumclaw/Seattle
Pierce County	10 (includes Milton)	Ruston/Tacoma
Kitsap County	0 (all cities individually contacted about grant availability)	N/A
Snohomish County	5 (includes Bothell)	Snohomish/Everett

What is “middle housing”?

Under the Middle Housing Grant Program

“Middle housing types” include **duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, cottage housing, and stacked flats.**

Under E2SHB 1110

“Middle housing” means buildings that... contain two or more attached, stacked, or clustered homes including **duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.**



Duplex



Fourplex



Courtyard Apartments



Cottage Housing



Townhouses

How Could Grant Funds Be Used?

For both Middle Housing and Racial Equity Analysis

- Analyze plan policies and development regulations
- Prepare informational materials
 - **Webpages, handouts**
- Conduct public outreach
 - **Stakeholder interviews, surveys, tabling events**
 - **Engage Community Based Organizations**
- Draft proposed amendments
- Holding meetings/hearings

No requirement for adoption of any plans or regulations



Fourplex



Courtyard apartments

Support for Grantees



Department of Commerce

Middle housing grant support

Examples of middle housing grant support:

- Grantee peer meetings - to share information
- Commerce middle housing consultant prepared:
 - Communication and informational materials, including slide libraries, videos and photo libraries
 - Objective development/design standards w/ graphics cities may choose to use
- Racial Equity
 - Data toolkit assistance for racial equity work
 - Commerce Racially Disparate Impact Guidance document
 - Talking Race webinar
- Planning Commission, and City Council presentations

Accomplishments and lessons

Grantees will integrate their work with the 2024 periodic review update process and, if applicable, E2SHB 1110 work

Middle housing

- Identified policy and code amendments to implement middle housing
- Public outreach (some with surveys) regarding middle housing's role in addressing housing needs

Racially Disparate impacts

- Reviewed history of racist practices contributing to identified racially disparate impacts
- Completed racially disparate impacts, exclusion and displacement data assessments and policy evaluation

Community Based Organizations - CBO's (Some grantees received CBO engagement funds)

- Outreach attempted and/or conducted, but mixed success
- Effective relationship building with CBO's/vulnerable populations takes time

Final items

- Examples of the grantee middle housing and racially equity work will be posted on the Commerce website
- New statewide E2SHB 1110 grant program is forthcoming, which will be in addition to periodic update funding local jurisdictions are receiving

Thank you!

Planning for Housing

The Planning for Housing page contains information on grants, guidance, and links to



Growth Management Housing Links

- Updating GMA Housing Elements (HB 1220) – projected housing needs and racially disparate impacts
- Multi-Family Housing Property Tax Exemption program
- Housing EZView website
- Middle Housing
- Accessory Dwelling Unit (ADU) guidance update EZView website
- 2019 through 2022 Housing Laws for Planners (PDF)



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MIDDLE HOUSING

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