

Middle Housing Staff Report

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Prepared for Eatonville Town Council;

Eatonville Planning Commission;

Washington State Department of Commerce

Date: 5-9-2023

EXHIBIT LIST

1. Summary Assessment of lots suitable for Amendments to Regulations
2. Menu of Policy Strategies to Increase Middle Supply
3. Public Information/Public Informational Materials

BACKGROUND

In 2021 the State of Washington Legislature passed, and the Governor signed into law, House Bill 1220 amending certain Growth Management Act (“GMA”) housing provisions, including Housing Element requirements.

Included in the HB 1220 amendments were:

- The GMA Housing goal (RCW 36.70A.020 (4)) was amended to be more affirmative, striking the word “Encourage” and replacing it with “Plan for and accommodate...” as follows,

“(4) Housing. Encourage the availability of Plan for and accommodate housing affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

- Additional Housing Element requirements were added including, but not limited to:
 - Projected housing needs for all economic segments of the population, specifically adding units for moderate, low, very low and extremely low income households as well as emergency housing, emergency shelters and permanent supportive housing.
 - Adequate provisions for existing and projected housing needs for all economic segments of the population, including assessing zoning regulations to allow and encourage housing to meet the projected housing needs in each income level.
 - Include provisions for sufficient capacity of housing, including consideration of duplexes, triplexes, and townhomes within the urban growth area boundary
 - Identify local policies and regulations resulting in racially disparate impacts, displacement and exclusion, including zoning that may have a discriminatory effect, disinvestment and infrastructure availability.
 - Identify and implement policies that begin to undo racially disparate impacts, displacement and exclusion.
 - Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments and establishes anti-displacement policies.

Following the passage of HB 1220, [Engrossed Substitute Senate Bill \(ESSB\) 5693](#), the 2022 supplemental operating budget was passed. Section 189 of [ESSB 5693](#) directed the Washington State Department of Commerce to develop a grant program to support the adoption of ordinances authorizing middle housing types, along with conducting a racial equity analysis. For the purposes of the grant, middle housing types include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, cottage housing and stacked flats.

ESSB 5693 grant funding was made available to 82 cities and towns in the central Puget Sound region (“Region”), which consists of King, Snohomish, Pierce and Kitsap counties. Specifically, ESSB 5693 offered grant funding for local government analysis and study of middle housing policy and regulatory amendments needed to allow middle housing on at least 30 percent of lots currently zoned as single family residential. ESSB 5693 also provided funding for local jurisdictions to conduct a racial equity analysis and establish anti-displacement policies.

For the middle housing grant, ESSB 5693 identified specific tasks that could be implemented including:

- (i) Analyzing comprehensive plan policies and municipal code to determine the extent of amendments required to meet the goal of authorizing middle housing types on at least 30 percent of lots currently zoned as single family residential;
- (ii) Preparing informational material for the public;
- (iii) Conducting outreach, including with the assistance of community-based organizations, to inform and solicit feedback from a representative group of renters and owner-occupied households in residential neighborhoods, and from for-profit and nonprofit residential developers;
- (iv) Drafting proposed amendments to zoning ordinances for consideration by the city planning commission and city council;
- (v) Holding city planning commission public hearings;
- (vi) Publicizing and presenting the city planning commission's recommendations to the city council; and
- (vii) Holding city council public hearings on the planning commission's recommendations.

ESSB 5693 also had a racial equity analysis requirement that stated,

“Before updating their zoning ordinances, a city must use a racial equity analysis and establish antidisplacement policies as required under RCW 36.70A.070(2)(e) through (h) to ensure there will be no net displacement of very low, low, or moderate-income households, as defined in RCW 43.63A.510, or individuals from racial, ethnic, and religious communities which have been subject to discriminatory housing policies in the past.”

The Town of Eatonville applied for and received \$60,000.00 in ESSB 5693 grant funds. Work conducted under the grant must be completed by June 30, 2023. The middle housing grant does not require adoption or public hearings on middle housing (or racial equity analysis) amendments. The City’s middle housing grant component focused on deliverables related to ESSB 5693 parts (i), (ii), (iii) and (iv) identified above. [NOTE: Specific the relevant Middle Housing deliverables that apply to your grant agreement].

During the City's implementation of the middle housing grant, the Washington State legislature passed and the Governor signed into law Engrossed Second Substitute House Bill (E2SHB) 1110. E2SHB 1110 was signed into law in May 2023.

E2SHB 1110 established requirements for certain jurisdictions to allow for middle housing types in areas predominantly zoned for residential uses. The deadline for cities in the central Puget Sound region (King, Kitsap, Pierce, and Snohomish counties) to comply with applicable requirements of E2SHB 1110 is six months following December 31, 2024. While not specifically its original purpose, the middle housing grant will help support the work needed for the City to comply with E2SHB 1110.

This staff report summarizes the middle housing grant work and related findings. The racial equity work is summarized under a separate staff report.

FINDINGS

1. In October, 2022, the Town of Eatonville was awarded an ESSB 5693 Middle Housing Grant from the Washington State Department of Commerce in the amount of \$60,000.
2. The City's grant agreement with the Washington State Department of Commerce provides for the City's review and study of authorizing middle housing in single family zones (and also the preparation of a racial equity analysis). Grant funding does not require that the City adopt a middle housing ordinance, but lays the groundwork for future work on these topics as part of the City's required 2024 GMA Periodic Update to be completed by December 31, 2024. The Town of Eatonville, due to its location and population size is not subject to HB 1110. However, the exploration of increased Middle Housing opportunities will be beneficial to the town regardless of whether new policies are adopted.
3. On October 23, 2020, the Puget Sound Regional Council (PSRC) adopted VISION 2050. VISION 2050 is the Puget Sound region's ("Region") four county (King, Pierce, Snohomish and Kitsap) growth plan and strategy. VISION 2050 includes the multi-county planning policies ("MPP's") required by the GMA. VISION 2050 also identifies actions and strategies to guide how and where the Region will grow through 2050. VISION 2050 informs updates to countywide planning policies and local comprehensive plans prepared and adopted by cities and counties. [VISION 2050 | Puget Sound Regional Council \(psrc.org\)](https://www.psrc.org/2020/10/23/psrc-adopts-vision-2050)

4. Compared to prior PSRC regional growth documents (e.g. VISION 2040), VISION 2050 places even greater emphasis on several subject areas, including but not limited to, affordable housing. VISION 2050's housing policies respond to the urgency of changing demographics and the need to increase and diversify the region's housing supply. VISION 2050 also identifies coordinated strategies, policies, and actions to ensure that the region's housing needs are met.

5. Examples of VISION 2050's multi-county planning policies (MPP's) and local actions that address expansion of housing types include:

MPP's VISION 2050 Page 88

MPP-H-2 Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

MPP-H-6 Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable to workers at anticipated wages.

MPP-H-7 Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region

MPP-H-9 Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.

Local Actions VISION 2050, Page 89

H-Action-7

Housing Choice: Counties and cities will update regulations and strategies to reduce barriers to the development and preservation of moderate density housing to address the need for

housing between single-family and more intensive multifamily development, consistent with the Regional Growth Strategy.

6. In February 2022, the PSRC adopted the “Regional Housing Strategy”. The Regional Housing Strategy ensures that all people have a range of safe and affordable housing choices in order to create a healthy and prosperous future for the region. The Regional Housing Strategy is intended to support the GMA and VISION 2050. [Regional Housing Strategy | Puget Sound Regional Council \(psrc.org\)](https://psrc.org)

7. More specifically, the PSRC Regional Housing Strategy identifies three areas of action: Supply, Subsidy and Stability. With regards to Supply, the Regional Housing Strategy calls for the following actions related to middle housing:
 - Encourage more middle density housing to provide greater housing choice for people at all stages of life. This includes increasing zoning that allows for moderate density “missing middle” housing to increase opportunities for townhomes and multiple units in neighborhoods with infrastructure, services, and amenities

 - Encourage more housing choices within single-family zones to provide greater housing choice and less costly ownership options throughout the region. This includes reforming single-family zoning to increase opportunities for small lots, zero-lot line, accessory dwelling units, cottage homes, and up to six units per lot that serve a wider range of households, including singles, couples, seniors, and smaller families.

In discussing these and other strategies, the PSRC Regional Housing Strategy notes the critical role that every resident and every community plays in addressing the collective responsibility of providing housing. It adds that the complexity of addressing the full range of housing needs and challenges requires a coordinated regional-local approach and will require action from cities, counties, residents, businesses and other agencies and stakeholders to work together to meet the needs.

8. Countywide Planning Policies (“CPP’s”) are a GMA requirement adopted at the county level. The CPP’s address specific topics identified in the GMA and must be consistent with the MPP’s. CPP’s are intended to ensure comprehensive plan consistency across jurisdictions within the county.

The most recent version of the Pierce County CPP’s was adopted on May 17th, 2022.

9. Following the direction of the PSRC MPP’s, the Pierce County CPP’s place emphasis on providing housing to address all needs. CPP policies focusing on middle housing include the following:

5.2 Jurisdictions should promote the use of reasonable measures and innovative techniques (e.g., clustering, accessory dwelling units, cottage housing, small lots, planned urban developments, and mixed use) to stimulate new higher density affordable and moderate-income housing stock on residentially-zoned vacant and underutilized parcels.

- Establish a framework for mitigating and adapting to climate change;
- Address and maintain quality of life; and

Enhance the built environment and human health.

10. The City analyzed its comprehensive plan policies and zoning code to determine the extent of amendments required to meet the goal of authorizing middle housing types on at least 30 percent of lots currently zoned as single-family residential. However, all zones were evaluated for middle housing opportunities, as vacant land and development opportunities within single-family zones are scarce.

The Town has 8 zoning districts that allow zoned residential development. These zoning districts were evaluated for opportunities to allow and incentivize middle housing. These zoning districts and the comprehensive plan designations they implement are as follows:

Comprehensive Plan Land Use Designations and Zoning Districts Studied Under the Middle Housing Grant	
Comprehensive Plan Designation	Zoning District
Single Family	SF-1
Single Family	SF-2
Single Family	SF-3
Multi-Family	MF1

Multi-Family	MF2
Commercial	C1
Commercial	C2
Mixed Use	MU

11. The Middle Housing grant deliverables generally focus on the following items:

- A. Analyzing comprehensive plan policies authorizing middle housing types on at least 30 percent of lots currently zoned as single family residential.
- B. Identify development regulations to determine the extent of the amendments needed to authorize middle housing types on at least 30 percent of lots currently zoned as single family residential. This includes preparing a draft ordinance or identifying necessary amendments in some other format.
- C. Review of policies and programs such as fee structures, charges, permitting processes and incentives that could be implemented to further support middle housing.
- D. Conducting public outreach and prepare informational material for the public.

Exhibit 1 - Summary Assessment of lots suitable for Amendments to Regulations

Introduction:

Single-family zones cover a majority of the Town of Eatonville (SF-1, SF-2, SF-3) at 633.5 of 1036.1 acres or approximately 61% (see appendix table 1-1). Among the single-family zones, vacant, usable land is scarce. Opportunities for middle housing will primarily come from infill development or underutilized parcels. Increasing potential and creating incentives for middle housing in vacant and underutilized parcels must go beyond altering regulations to single-family zones.

Commercial Designation

- Single-family and Multi-Family are currently permitted. No density requirements. The C1 zone is contained within the town's downtown core along Mashell Ave, Washington Ave and Rainer Ave. Middle Housing would be advantageous in this zone due to its proximity to services. Encouraging middle housing in this zone would be especially advantageous for seniors who need close distances to services and lower maintenance housing options with comfort levels similar to single-family living.
- The C2 Zone is located farther away from services and development standards are more strict. This zone is more oriented toward larger commercial uses and light industrial. However, single-family and multifamily are permitted outright.

Mixed Use Designation

- The MU zone is required to be developed in a Planned Unit Development that per EMC 18.04.150 *"is intended to provide a high level of diversity in housing types, including townhouses and flats ranging from two to three stories. In addition, ground floor neighborhood-scale commercial and/or office uses are encouraged to create a cohesive pedestrian-oriented community."* The EMC and Comprehensive Plan encourage middle housing types in this zone, however, it is not explicitly required. The MU zone contains a 27.6 acre undeveloped parcel in which future middle housing could be developed under a PUD. A comprehensive plan amendment to require middle housing in MU zone would be needed.

Single-family Designation

SF1 Zone

- Largest by area in town
- Lowest density of single-family zones
- Located primarily outside of the downtown core
- Public Utilities not available to all SF1 lots
- Single-family is only primary outright permitted use
- Duplexes are currently conditional use
- Amendments for middle housing would consist of changes to primary uses in the EMC to allow higher-density housing
- More vacant land and underutilized land than other single-family zones

SF2 and SF3 Zones

- Proximity to the downtown core is ideal for middle housing
- Smaller minimum lot sizes for higher density
- Duplexes are currently conditional use
- Vacant land scarce
- Allowing middle housing types could potentially spark development on underutilized parcels
- Have public infrastructure (sewer, water, storm)
- Amendments for middle housing would consist of changes to primary uses in the EMC to allow higher density housing

Multifamily Designation

- MF1 and MF2 allow middle housing types
- Close to downtown core
- Most middle housing types in Eatonville are located in MF zones
- Middle housing fits into the character of MF zones
- Scarce vacant and underutilized parcels for further development

Summary-

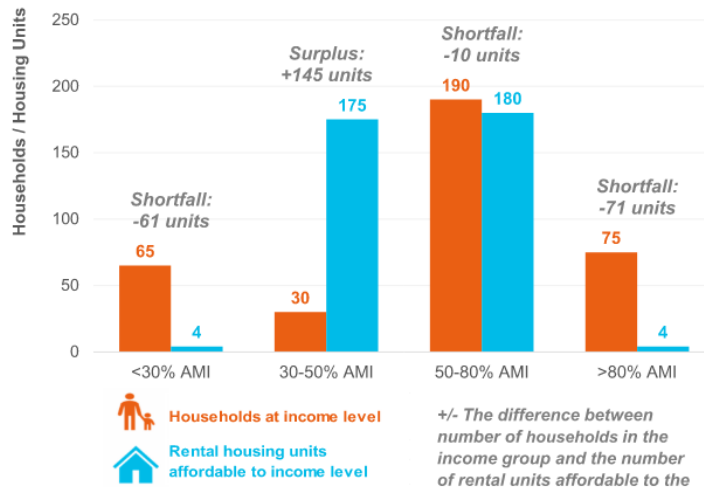
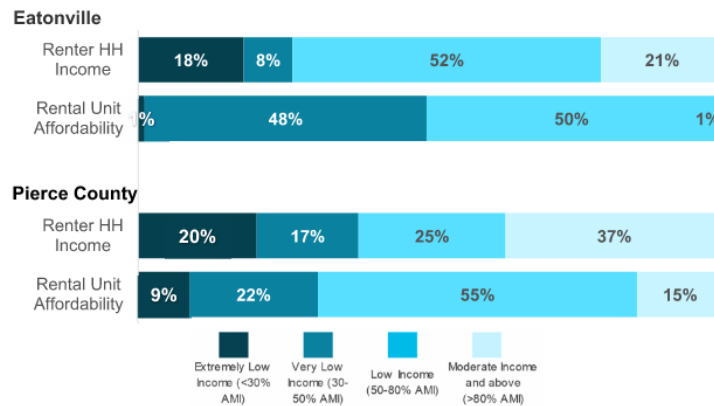
As previously stated, middle housing has limited development in single-family zones due to the restrictive nature of land use goals in the comprehensive plan and permitted uses in the EMC. This was intentional to preserve the rural, small-town character of Eatonville. To meet demand, reduce housing costs, and meet growth targets, middle housing will likely play a role in the future of Eatonville. The Department of Commerce Data (see below) shows that there is potentially “missing middle housing” in Eatonville. Rental data shows a major surplus of 30-50% AMI housing for that income level, which is considered very low income, and a shortfall for the low-income and moderate-income rental housing units. 48% of rental units in Eatonville are in 30-50% AMI affordability range whereas only 8% of renters fall in that category. With 52% of renters in low-income and 21% in moderate-income, the data shows that many Eatonville residents are under-housed according to the shortfalls in those categories. In other

words, people that can afford higher-level housing are filling the lower-income category due to a lack of supply. An increase in middle housing types would give more options for low and moderate-income renters.

The policy strategies for achieving a more diverse housing mix that includes middle housing needs to address the housing shortfalls in the low-moderate income renters, preserve the small-town character of Eatonville and increase housing affordability overall, including for potential buyers.

After analyzing zones with lots suitable for housing, the following exhibit will provide a menu of policy suggestions and programs to increase the middle housing supply.

Rental Affordability



Menu of Strategies to Increase Middle Housing

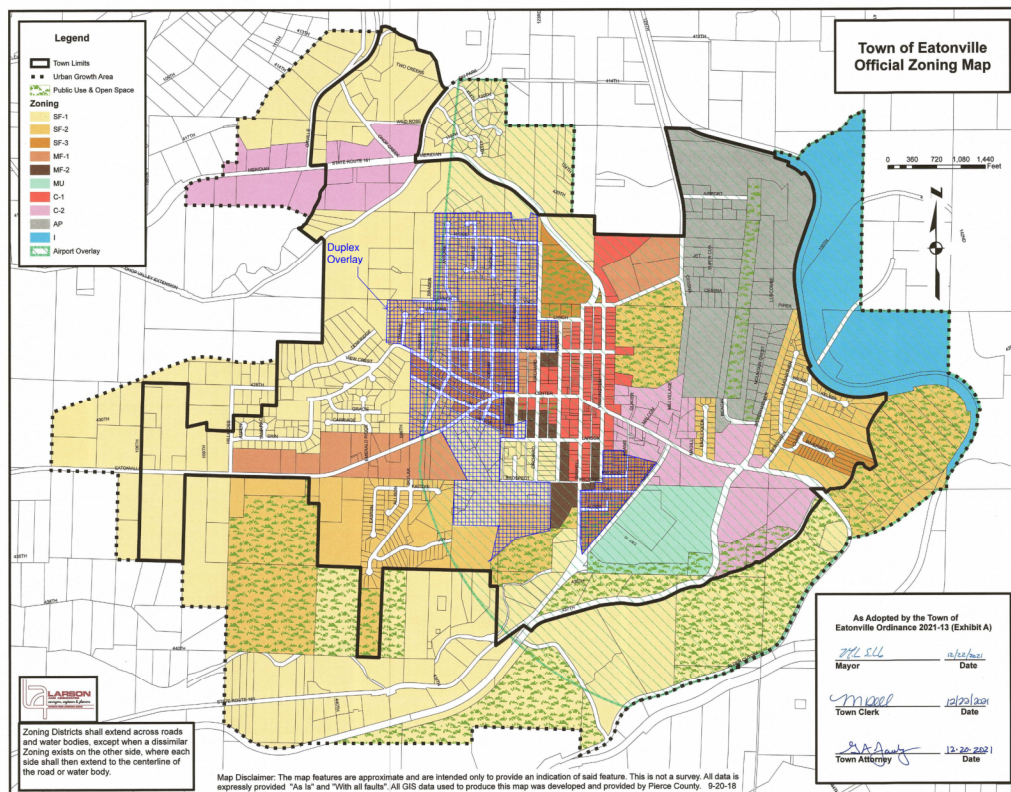
Duplex Overlay Zone-

Single-family zones in Eatonville do not allow duplexes as primary permitted uses but must go through the conditional use process per EMC 18.08.030. The purpose of the Duplex Overlay Zone is to allow duplexes to be primary permitted uses, increase density and reduce development standards (refer to EMC 18.04.010-025). The overlay is concentrated near the downtown core of Eatonville where density is the greatest and the environment is the most urban. Allowing duplexes and reducing development standards in these areas will allow for more dense development without affecting the character of Eatonville's more carefully planned and established suburban neighborhoods.

-Side Setbacks- 8 ft. to 5ft.

-Decrease Minimum Lot Size by 1000 SF and Decrease Minimum Lot Width in each underlying zone. New standards will be:

- SF1- Min. Lot Size-8600 SF, Minimum Lot Width- 60 Ft.
- SF2- 7400 SF, Minimum Lot Width- 50 ft.
- SF3- 5000 SF, Minimum Lot Width- 40 ft.



Amendments to Upzone SF2 and SF3 Zones-

The purpose of these amendments would be to increase the supply of middle housing options by permitting different types of middle housing options and reducing development standards to allow more creative flexibility in development projects.

- Allow more types of middle housing as permitted uses including:
 - Duplexes
 - Tri-Plexes
 - Townhomes up to 4 attached
- Reduction of development standards (refer to EMC 18.04.020-025):
 - Side Setbacks 8 ft. to 5 ft.
 - SF2- 7400 SF, Minimum Lot Width- 50 ft.
 - SF3- 5000 SF, Minimum Lot Width- 40 ft.

Amendments to Manufactured Home Code per EMC 16.27:

Amendments to this code would include 16.27.010 B.

~~B. It is set upon a permanent foundation, as specified by the building official, and the space from the bottom of the home to the ground is enclosed by load-bearing concrete~~
This amendment would allow the building official to approve any appropriate foundation for the proposed manufactured home. Load bearing concrete foundations from the ground are incredibly rare for manufactured homes and is significantly more expensive than typical manufactured home foundations.

16.27.020 Definitions.

1. Is comprised of at least one ~~two~~ fully enclosed parallel sections each of not less than ~~12~~ 16 feet wide by 36 feet long;

Amending the manufactured home code would allow more affordable development of manufactured home sites. The current code with its strict foundation standards and double-wide requirement is costly. A single-wide manufactured home is a good middle-housing option for home ownership, especially in areas of town without sewer.

Eliminate or Revise EMC Chapter 19, design code:

EMC Chapter 19 complicates the permitting process and adds undue burden to quickly developing more affordable housing options in town. EMC 19.03 outlines specific design elements for duplexes and 19.04 outlines design elements for multi-family (more than 2 units). These codes can be complicated and confusing for builders, prolonging the permit process and costing more money.

Zoning Matrix with Additional Analysis and Suggested Amendments:

	SF-1	SF-2	SF-3	MF-1	MF-2	C1	C2	MU
Permitted Uses for SF Zones	Single Family, ADU, Cottage and Duplex (conditional)	Single Family, ADU, Cottage and Duplex (conditional)	Single Family, ADU, Cottage (conditional)	SFR, Duplex, MF, cottage	SFR, Duplex, MF, cottage	SF, Retail, Office, MF	SF, MF General Commercial Uses	SF, MF, Ground floor neighborhood scale commercial
Density/Min Lot Size	9600 SF	8400 SF	6000 SF	8500 first 2DU, 2500 for each additional unit. 16 DU/Acre	8500 first 2DU, 1600 for each additional unit. 23 DU/Acre	5000 SF	10000 Sf	min density 6 DU per acre 15 max
Setbacks/Width	25, 8, 8, 70	25, 8, 8, 60	25, 8, 8, 50	25, 8% of lot up to 30 ft., 20, 80	25, 8% of lot up to 30 ft., 20, 70	N/A except Landscaping	none except abutting residential district, 20 ft. rear	10 total feet side
Analysis	ADU's allowed, could potentially provide affordable rentals, cottage homes could also be an affordable option for single family home seekers.	ADU's allowed, could potentially provide affordable rentals, cottage homes could also be an affordable option for single family home seekers.	ADU's allowed conditionally, could potentially provide affordable rentals, cottage homes could also be an affordable option for single family home seekers.	Zone with lots of potential for mixed housing developments	Zone with lots of potential for mixed housing developments	Popular for multifamily uses as there is no density requirements, parking limitations	Popular for multifamily uses as there is are no density requirements, potential parking limitations	Only PUDs allowed in this zone
Potential Amendments for Middle Housing	Allow larger cottage homes than 1200 SF to accommodate families	Allow larger cottage homes than 1200 SF to accommodate families	Since this is a higher density zone, allow duplexes outright. Density Bonuses for affordable housing	More MF1 Districts	Remove SFR from permitted uses to increase density in this zone	Remove SFR from permitted uses to increase density in this zone	Remove SFR from permitted uses to increase density in this zone	more MU zone for high density mixed use developments

Exhibit 3: Public Engagement

The public engagement piece of the Middle Housing was a long process. It took a few different methods to finally garner enough attention to have meaningful discussions and bring in diverse people and opinions. Additionally, not everything quite went according to plan. Many of the organizations I contacted had little interest in Middle Housing or were too busy with their own events to help in any meaningful way. Fortunately, Kylee Hutchings, the director of the Eatonville Family Agency, was willing to get involved, which added an important perspective to our focus groups held on 5/4. Overall, the input received from all outreach methods has been incredibly insightful and sufficient to provide a complete Middle Housing analysis for the town of Eatonville. In the sections to follow, the entire public outreach process will be outlined along with corresponding results.

Personal Outreach (phonecalls, drop-ins, etc)

This method was fruitful as I got Kylee Hutchings of the Eatonville Family Agency and Dan Phillips, who runs the Trinity Aviation Academy located at the Airport, to join our focus groups and provide important insight and opinion. The Eatonville Family Agency is vital to the well-being of the town as it "...provides services and programs to help our community members in need. We provide a food bank, backpack food program for school students, clothing bank, senior citizen activities, DSHS basic food assistance, holiday food and toys, school supplies, and so much more".

As for the Trinity Aviation Academy, not only is it an educational organization located in town it is also closely tied to the issues surrounding the airport and it is also a religious institution.

"We exist specifically to provide the flight and aircraft mechanic training unique to missionary pilots and mechanics. Missionary pilots bring the Good News of the Gospel and humanitarian aid to isolated people throughout the world. Traditional modes of transportation can be time-consuming, dangerous, or impossible in remote areas. Missionary pilots can transport people and goods quickly and safely."

Kylee and Dan participated in the focus group.

High School Leadership Class Seminar on Land Use, Zoning and Middle Housing

This was an incredibly valuable activity for the Town. We received informative feedback, and the kids learned about land use, the comprehensive plan and middle housing.

From the start of this process, it was important that I received input from the town's younger generation. Younger generations tend to be more aspirational, and progressive and if a new topic they haven't been introduced to is presented, they may not have any experiential bias. The results were very interesting.

I started with a brief overview of planning, bringing the zoning map out and explaining basic concepts. I then described the comprehensive plan and the purpose of the middle housing study. The high

schoolers generally had the same sentiment as the adults I spoke to in town. They weren't very interested in adding more middle housing, as they were much more concerned about the town losing its character. That also ties in with the concern about growth.

I mentioned higher-density single-family development or potentially cottage home communities, which they were much more amenable to.

However, the conversation about housing affordability did warrant some concessions from them. One student mentioned that her family would like to live in town, however, it is cheaper to live in Ashford, 20 miles to the southeast (so her family has been displaced by high real estate prices). That provoked a good conversation about housing availability, housing types, and having a good mix of housing types to accommodate those of every socio-economic background.

Ultimately, the kids came away from the conversation with new perspective on how planning is crucial for the social and economic health of a city. In turn, I think I learned more from them. Growing up in Graham, there wasn't a lot of pride in town from the younger people. Eatonville is different, at least from the class I spoke to, I sensed a lot of pride in the town, and I wasn't quite expecting that. They love the small-town character, and change is not something they are looking forward to. The mere mention of townhomes, duplexes, triplexes, etc. unsettled them greatly. Obviously, the adults had more nuance for the explanation of why it's unsettling, but seeing it as such a gut-level and almost visceral reaction was informative and made me want to take great care when approaching this issue.

Participation Mailer

The best method in Eatonville to get participation in civic matters seems to be via the mail. Earlier in the year, before adopting the recommended changes for the Shoreline Master Program, we sent out a mailer describing the proposed changes and asked to comment if there were any concerns. Fortunately, there were no concerns but we received a lot of interest and many people came into the office to talk about the update. I figured that a mailer might also work for Middle Housing if I wanted to get enough participants for the focus groups. It certainly did, and after about a month of coordination, we had enough people and set aside a time that worked for everyone, which ended up being 5/4 at 5pm.

Focus Group –

Our focus group done on 5/4 was a large success, as it was the culmination of months of efforts to attract citizens to get involved and provide a voice. We had 10 people and lasted approximately 3.5 hours, from 5 pm-8:30 pm. Before the event, I provided an introductory packet (see below introduction) emailed to each participant, including a zoning map, zoning matrix, statistics from the RDI tool, middle housing examples, and the middle housing project background slideshow.

Middle Housing Focus Groups Introduction

Eatonville Visitors Center, Thursday May 4, 2023

As we explore new and innovative ways to increase the housing supply to support growth and demand economically and equitably, the Washington State Department of Commerce has provided the Town of Eatonville Funds via the “Middle Housing” grant. As the town contemplates its options, I have sent letters to Eatonville residents and business owners, conducted personal interviews, and even involved the local high school leadership class as I looked for input from the town's future. However, it is very important that we as a town come together and discuss these issues in a coordinated group discussion.

Thursday's conversation will cover several topics as they relate to middle housing and the topics the state would like us to explore:

1. Current Middle Housing supply and potential needs for Middle Housing.
2. Lots suitable for Middle Housing and location to transportation, amenities, and high opportunity areas.
3. Potential policy changes to increase the middle housing supply for consideration in the periodic update.
4. A conversation about potential racial inequities in Eatonville and housing policies/programs that could reduce racially disparate impacts.
5. Displacement: are specific neighborhoods being forced out of town due to certain social and economic conditions. What policies can help reduce this?

Please see the attached documents for a more detailed look into the goals of the Middle Housing analysis and recommendations. I have included some examples of housing types and some data on housing types, income levels, racial makeup etc. as well a zoning map and matrix with short zone descriptions and policy suggestions. I will also be printing all of these out and creating physical packets for everyone that will be provided at the meeting.

I look forward to meeting with you all! Prior to the meeting, if you have any questions please do not hesitate to ask.

Here is a summary of our conversation, driven by the 5 items listed in the introduction.

- **Opened by discussing the definition of middle housing and its potential need in Eatonville**
- **Potential middle housing needs – Looked at the RDI map that showed potential supply gaps.**

- **Very concerned about water supply and increased housing supply**
- **Group was Focused heavily on the effect of extra middle housing on character, property values, and increased density, basically a consensus among the group.**
- **Displacement- didn't see any conditions or policies. In fact, they consider Eatonville to be a haven for many displaced peoples from larger metropolitan areas**
- **Policy effects on market forces – large theme**
- **Income level by housing type discussion**
- **Upzoning and duplexes in single-family zones**
- **Racial equity conversation, potential archaic code- our participant Pamela Nolan-Sims, an African American woman who moved here recently in the last few years, feels that the people of Eatonville have been nothing but inviting toward her and her family.**
- **Very difficult to find RDI when minority groups in Eatonville are scattered throughout the town and not concentrated into specific areas, although the data says non-hispanic people of color in town are disproportionately low-income.**
- **Explored potential archaic, racially discriminatory code. I couldn't find anything blatant prior to the meeting, however we discussed the history of race in the town of Eatonville and the current racial situation.**
- **Age – who really needs middle housing? – elderly need to be within walking distance of services. Middle Housing is Lower maintenance**
- **Perhaps younger people trying to find something more comfortable than the available multifamily**
- **Respect property rights and established uses for what you buy into**
- **Conclusion**

The activities concluded with a public hearing in which I summarized these activities at the 5/15 planning commission meeting. Despite advertisement and word of mouth, we had only had one member come in person, Sally King, who was also at the focus group. She did, however, give a strong testament to the value of the meeting and followed of with a few questions. The mayor followed that with the testament of Dan Phillips, who also spoke to how grateful he was to have a space to speak on the middle housing issues.

Although the public engagement activities did not go quite well, we realized what would work and what wouldn't and with a limited time frame accomplished a lot and received great input from the townspeople. These exercises were incredibly enlightening and will ultimately do a lot of good for the town.

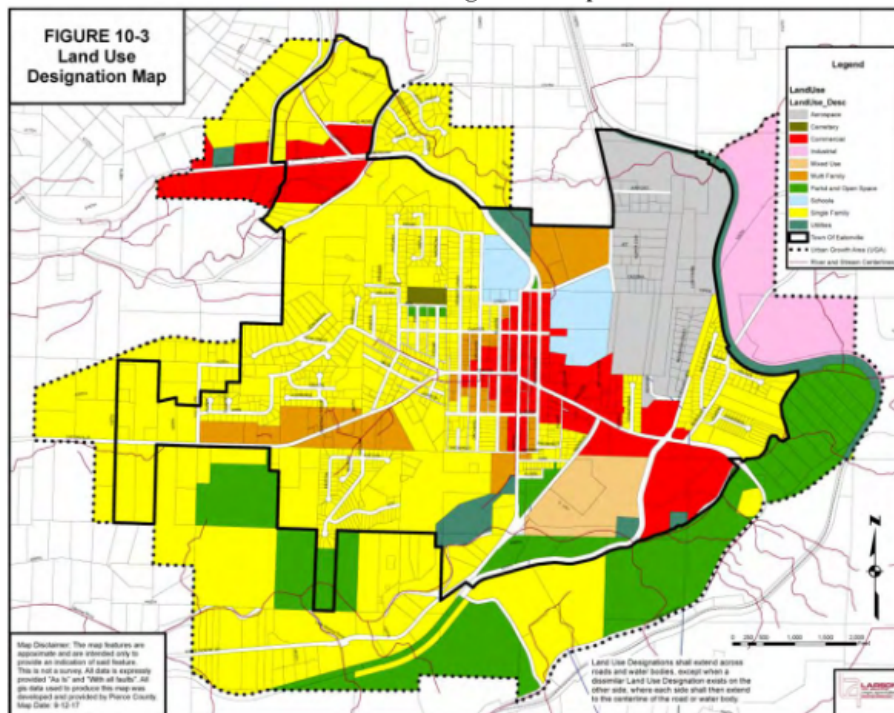
Appendix –

Table 1-1

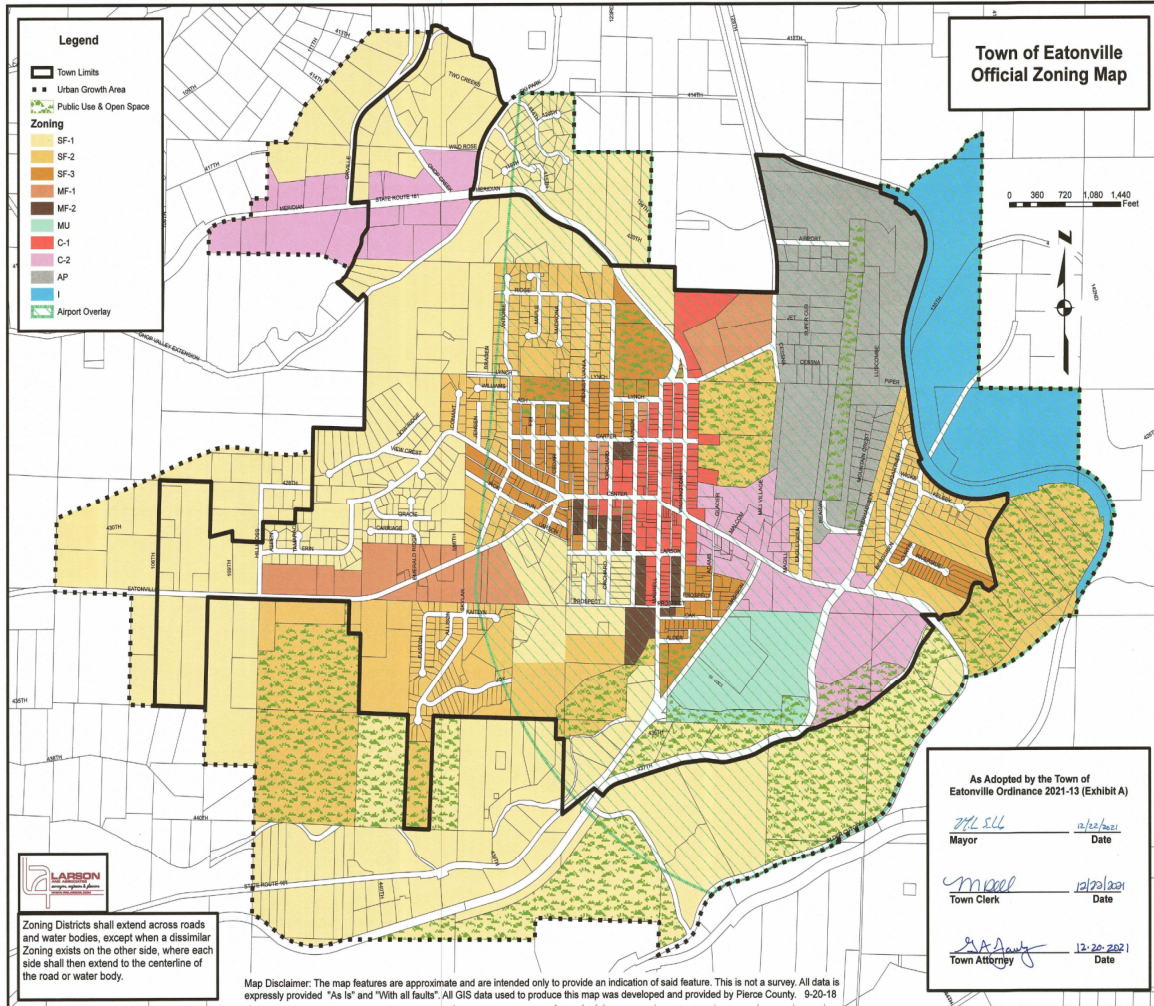
Table 7-1: Town of Eatonville Zone Classifications			
	Zone Classification	Zone Type ¹	Total Acres ²
AP	Aerospace District	Mixed Use	139.8
C-1	Downtown Commercial District	Mixed Use	35.9
C-2	General Commercial District	Commercial	102.7
MF-1	Multifamily Residential District – Medium Density	Residential	64.7
MF-2	Multifamily Residential District – High Density	Residential	13.8
MU	Mixed Use District	Mixed Use	45.7
SF-1	Single-Family Residential District – Low Density	Residential	317.6
SF-2	Single-Family Residential District – Medium Density	Residential	239.4
SF-3	Single-Family Residential District – High Density	Residential	76.5

Map 1-1

Figure 10-3
Land Use Designation Map



Map 1-2



Map 1-3

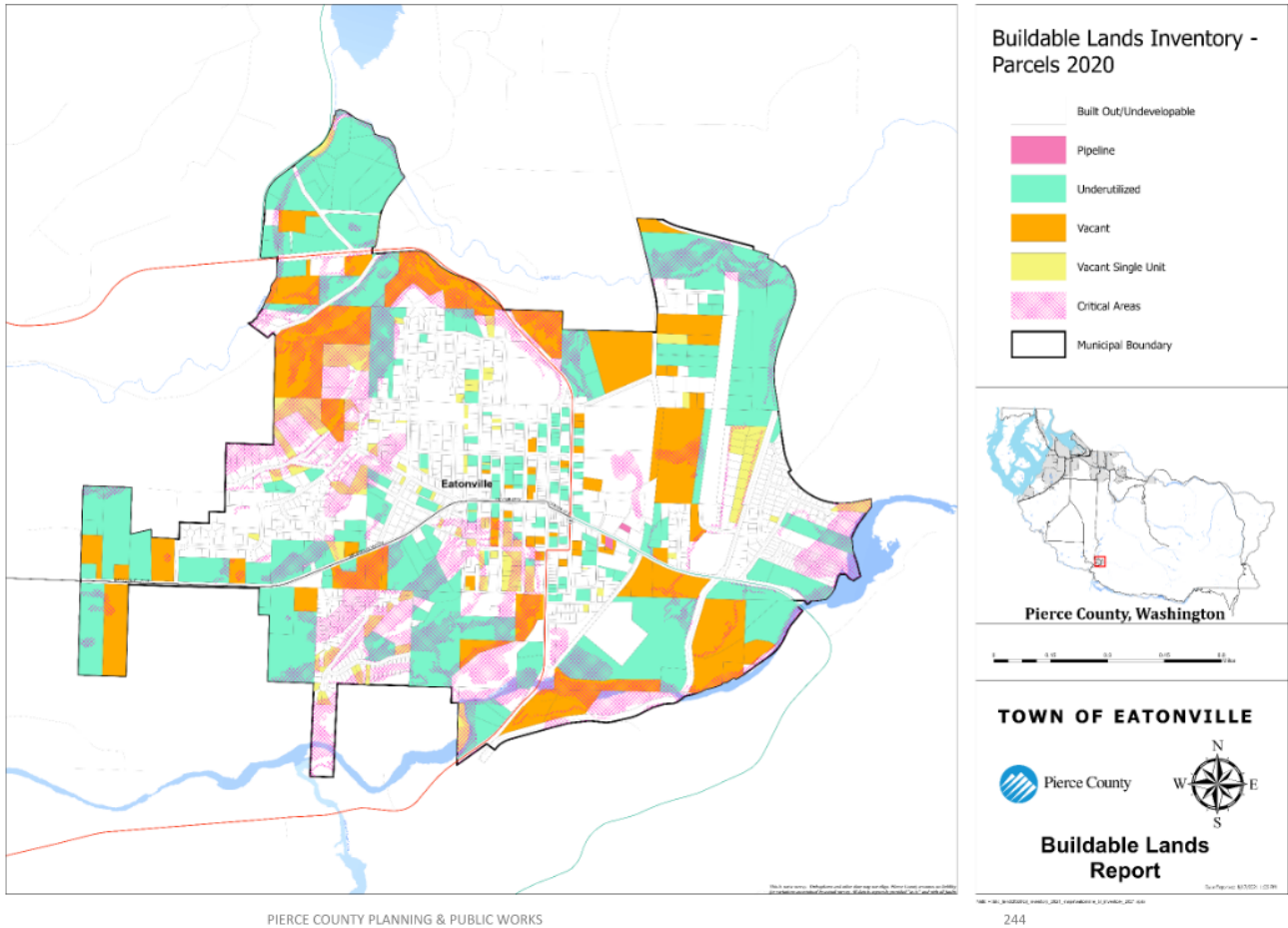


Table 1-2

	2020 Census	2020-2044 Growth	2044 Total
Population	2,845	794	3,639
Housing Units	1,127	277	1,404
Employment	969	152	1,121

Table 1-3

2022 Estimate Review Worksheet: Jurisdiction: Eatonville County: Pierce

Figures subject to change.

Section 1. Update of Housing and Population							
	A. Total Units	B. 1-Unit	C. 2-Unit	D. 3 & 4- Unit	E. 5 or More Unit	F. Manufactured Homes	G. Special Housing
1. 2020 Base Census Housing *	1,127	928	30	34	66	69	0
2. Housing Unit Change 2020 to 2022 (Excludes Annexations 4/2/2021 through 4/1/2022)	24	18	0	4	0	2	0
3. Housing Estimate = (1)+(2)*	1,151	946	30	38	66	71	0
4. Occupancy Rate	0.930495	0.931825	0.928833	0.907265	0.919742	0.923036	0.000000
5. Occupied Units = (3) * (4)	1,071	882	28	34	61	66	0
6. Household Size	2.697479	2.811494	2.214286	2.161290	2.081967	2.234375	0.000000
7. Household Population = (5) * (6)	2,889	2,480	62	73	127	147	0
8. Selected Other Housing	0	0	0	0	0	0	0
9. Occupied Units	0	0	0	0	0	0	0
10. Population	0	0	0	0	0	0	0
11. Annexed Housing 4/2/2021 thru 4/1/2022	0	0	0	0	0	0	0
12. Occupied Units	0	0	0	0	0	0	0
13. Population	0	0	0	0	0	0	0

Section 2. Summary of All Housing and Population							
14. All Housing Units	1,151	946	30	38	66	71	0
15. Occupied	1,071	882	28	34	61	66	0
16. Occupancy Rate	0.930495	0.931825	0.928833	0.907265	0.919742	0.923036	0.000000
17. Persons Per Household	2.697479	2.811494	2.214286	2.161290	2.081967	2.234375	0.000000
18. Household Population	2,889	2,480	62	73	127	147	0
19. Group Quarters Population	0						
20. All Population = (18) + (19)	2,889						

*Less Selected Other Housing if applicable.

2022 Population for Review and Comment: 2,890



Section 3. Development of Manufactured Homes, Special Units, and Group Quarters

	Count of Manufactured	Count of Special Housing Units	Count of Population in Special Housing Units	Count of Group Quarter Population
1. Base Census Count	69	0	0	0
2. Jurisdiction Count at Base Census	69	0	0	0
3. Jurisdiction Count at Estimate date	71	0	0	0
4. Difference = (3) - (2)	2	0	0	0
5. Annexations 4/2/2021 through 4/1/2022	0	0	0	0
6. Estimate 2022 =(1) + (4) + (5)	71	0	0	0

COMMENTS:

