



## Missing Middle Work Group - Notes March 14, 2017

In attendance: Chair: Carole Richmond  
Rick Walk, Mike Matlock, Austin Hildreth, Carl Kagy, Kristen Evenson,  
Ken Pekola, Dennis Olson, Roussa Cassel, Paula Elders, Todd  
Monohon, Amy Tousley, Don Law, Trudy Soucoup

Staff: Leonard Bauer, Director  
Woody Shaufler, Permit and GIS Specialist

1. Welcome and Introductions
  - a. Chair Richmond welcomed the group and led a short introduction around the table.
2. Review of Work Group Charter and Schedule
  - a. Leonard Bauer reviewed the work group's schedule. This data is referenced on the handouts provided.
3. What is Missing Middle Housing
  - a. Leonard Bauer shared a powerpoint with the group that detailed the definitions and different types of missing middle housing.
4. Overview of Current Situation in Olympia
  - a. Woody Shaufler reviewed the existing infill housing in Olympia as well as the locations of opportunity for infill housing in Olympia. A description of zoning in reference to missing middle housing was given.
5. Identify Key Issues to be Discussed in Future Meetings
  - a. The group provided the following thoughts on missing middle infill housing:
    - i. Compatibility issues
    - ii. Need more input from lenders and missing middle developers
    - iii. Transit locations, mobility and transportation costs
    - iv. Location is important – close to services and goods
    - v. Agreement with “gentle density”
    - vi. Use existing buildings – rather than tear down, convert to infill housing
    - vii. Uncertainties keep people from moving forward
    - viii. Provide incentives for infill housing to cut down the gap of risk and provide a return on investment
    - ix. Different incentives for non-profit and for-profit
    - x. Focus on livability, walkability, etc. rather than only housing

- xi. No system in place to meet the growth and demand
- xii. Talk to small builders
- b. The group noted specific barriers for missing middle infill housing:
  - i. Market
  - ii. Available land
  - iii. Zoning and policies
  - iv. Permits and fees
  - v. Impact fees – utilities, sewer, etc.
  - vi. Builder motivation
  - vii. Being considered a commercial service means higher fees
  - viii. Financing – banks do not like to take risks and tend not to lend for something “new”, need to jumpstart the lending process
  - ix. Builders – return on investment
  - x. Rising cost of construction
  - xi. Rising interest rates

6. Homework Assignments

- a. Give more thought to the ‘Key Issues to be Discussed in Future Meetings’ and email Leonard with any additions, etc.

7. Future Meeting Dates

- a. The group decided on the following guidelines for future meetings:
  - i. Once a month for seven months, Thursdays at 4:30 p.m.

For more information on the Missing Middle Project, please visit our web page:

[olympiawa.gov/missingmiddle](http://olympiawa.gov/missingmiddle)