



CITY OF DES MOINES

MIDDLE HOUSING REGULATIONS UPDATE

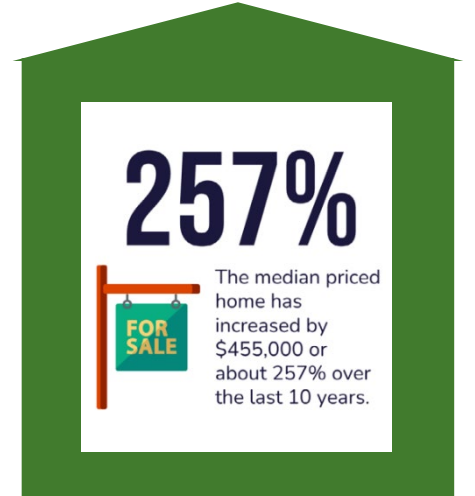
<http://DesMoinesMiddleHousing.com>

Housing all Des Moines Residents

HOUSING IS EXPENSIVE THROUGHOUT WASHINGTON

People who live in our state rank housing costs as one of the top problems in the state, according to a 2022 survey by the state Department of Commerce and the Puget Sound Regional Council. **About 76% of residents statewide said they have been directly impacted or knew someone who was affected by housing costs and availability.**

The cost of homes in the United States has outpaced wage growth: home prices rose 74% from 2010 to 2022 while the average wage rose only 54%. Rents are up, too. The U.S. Census Bureau has found the median gross rent in Washington to be nearly \$1,500, ranking it among the top five states in the U.S.



In 2023 the City of Des Moines adopted a Housing Action Plan which included a Housing Needs Assessment (HNA) for the City. One key finding: incomes have not kept pace with the rising increase of rental costs in Des Moines. Between 2010 and 2020, the median income in Des Moines increased 18% while the median rent increased 56%. In comparison King County's median income increased 46% while the median rent increased 70%.



HOUSING IS IN SHORT SUPPLY

Part of the reason for high housing costs is that our population has been steadily growing, but our housing supply has not kept up. To keep up, between 2000 and 2015, our state should have produced 225,600 more units that we did. In the next 20 years, we expect our population to continue to increase by more than 1.5 million people. **The Department of Commerce projects the state needs 1.1 million new homes.**



Many communities across Washington have a variety of different housing types, from single family homes, to duplexes, to backyard cottages. A mix of housing types in a neighborhood creates more inclusive and thriving communities.

DIVERSE HOUSING NEEDS REQUIRE MORE HOUSING OPTIONS

Demographics in our state have changed: according to the U.S. Census, about 28% of households today are one-person households. By 2030 the US Census Bureau predicts about 1 in 5 Americans will be 65 or older. These trends drive the need for more smaller-sized units.

In the Department of Commerce's statewide 2022 Housing Survey, more than 3/4 of Washingtonians said they want more housing options for all people in their communities, including seniors, teachers, firefighters, childcare workers, and healthcare workers.



Visit the City's Website to learn more about our efforts through our Comprehensive Plan Update project and the Middle Housing project.

	Teacher	Police Officer	Doctor
Annual Income	\$74,030	\$101,470	\$252,820
Detached Home Cost Burden	142%	104%	42%

Many working people in Washington can't afford the cost of housing. Source: Cascadia Partners Market Analysis, January 2023

Adapted from "HOUSING ALL WASHINGTONIANS" handout by the Wash. State Department of Commerce.