



CITY OF DES MOINES

MIDDLE HOUSING REGULATIONS UPDATE
<http://DesMoinesMiddleHousing.com>

Increasing Housing Supply & Options

WASHINGTON'S POPULATION IS GROWING, BUT THE HOUSING SUPPLY HAS NOT KEPT UP!

There's a lot we all love about Washington, from its natural beauty to our strong economy. The things we love have attracted a growing population and increased the demand for housing in our state. With more people bidding on our short supply of existing housing, the price has increased. In the next 20 years, we expect the statewide population to increase by over 1.5 million people. The Dept. of Commerce projected we will need 1.1 million additional homes in Washington for the current housing gap and future population.

In Des Moines, we must update the Comprehensive Plan to assure there is sufficient capacity to accommodate an additional 3,800 new homes to meet King County's projections for what is needed in here the next 20 years.

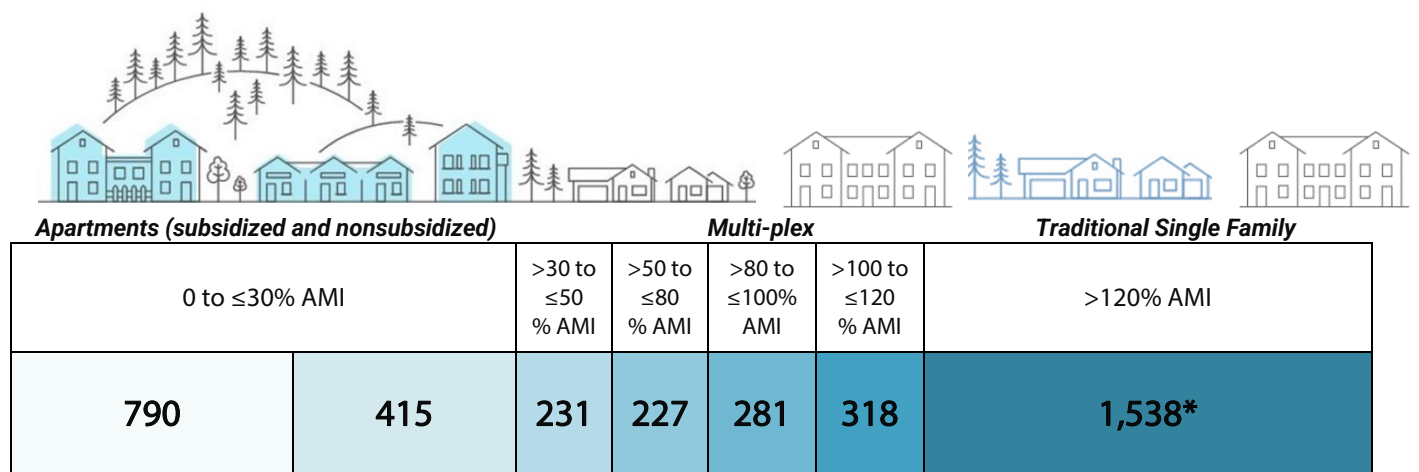
~36%
of Washington's households are cost-burdened, spending over 30% of their monthly income on housing costs like rent

PLANNING FOR HOUSING

The Statewide Growth Management Act requires Des Moines to assess housing needs and plan for and accommodate housing for all economic segments of our population. Cities and towns break down housing needs by how much of the Area Median Income (AMI) a household earns. AMI is the household income for the median (or middle) household in a region.

Today, only households that earn above 120% AMI can generally afford a detached single-family house. Housing for this group might also be townhouses or condominiums around natural amenities or downtowns. Developers often focus on building homes for this group. Creating more housing for people in this bracket can free up existing homes for households in lower income brackets.

3,800
New homes will be needed over the next 20 years in Des Moines



HOUSING FOR ALL, AT ALL STAGES OF LIFE IN DES MOINES

Many of the residential areas across Washington state consist of solely of detached single-family housing, causing people to be priced out. As our state's population continues to grow, it's important to create communities that support people at any stage of life with diverse housing types. Building more housing of all shapes and sizes will help everyone find housing that fits their needs. In this way, people can choose to stay in their communities throughout the course of their lives, whether they're a young professional, a couple starting a family, or an elderly person wishing to downsize to a small home that's easier to manage.

Housing provides a solid foundation on which residents can build a stable life. More housing in our neighborhoods will strengthen communities by supporting local businesses, such as grocery stores and restaurants. Housing at the high end can free up more affordable housing for those who might be cost-burdened. We can work together to create thriving communities that are walkable, dynamic, and better serve all our needs throughout our lives.

Adapted from "WE NEED MORE HOUSING IN WASHINGTON STATE" Handout by the Wash. State Department of Commerce. Graphic adapted from and inspired by Exhibit 3 in Washington Dept. of Commerce Book 2: Guidance for Updating your Housing Element (August 2023)