



MEDINA, WASHINGTON

AGENDA BILL

Monday, October 28, 2024

Subject: Middle Housing Update

Category: Discussion

Staff Contact(s): Jonathan G. Kesler, AICP – Planning Manager and Kirsten Peterson, Senior Project Manager, SCJ Alliance

Summary

During the previous meeting of October 14, 2024, the City Council was introduced to the SCJ Alliance team selected by the City to assist Medina in achieving compliance with the Middle Housing requirements of the State. As a reminder, the Middle Housing regulations have been adopted by the State as a means of responding to the housing challenges that are being experienced both in terms of availability and affordability.

As previously shared, the City of Medina falls into the category of a Tier 3 City, which means that the City has a population of less than 25,000 in 2020, is in a county with a population of at least 275,000 and is in a contiguous urban growth area with the largest city in the county. The requirements for a Tier 3 city are less than those of Tier 1 and Tier 2 cities but will still create impacts that need to be analyzed against the needs and priorities of each community.

The work plan proposed by SCJ was presented as a 4-pronged approach as follows, with work in the first three phases to occur simultaneously:

1. Administration and Project Management
2. Community Engagement
3. Drafting of Middle Housing Regulations
4. Adoption

To date, the SCJ team has met with City staff in a kick-off meeting and in a working session to review the gap analysis produced by SCJ. The team has also been introduced to the Planning Commission, and SCJ will begin regular working sessions with the Commission beginning with their meeting of November 6, 2024. Following the introduction to City Council on October 14, SCJ will also begin providing regular updates to City Council as work progresses.

Status Update

On October 22, 2024, SCJ held a working meeting with Planning Manager Jonathan Kesler and City Attorney Jennifer Robertson to review the gap analysis provided by SCJ. The gap analysis was developed as a means of identifying which sections of the Medina Code were impacted by the Middle Housing legislation. The information was then put into a spreadsheet as a visual representation of the identified gaps. The Gap Analysis is still in draft form as it will continue to be a working document and has been included in this packet for Council consideration. The information from the Gap Analysis will be used to guide the code amendments in developing a proposed ordinance for future adoption.

During the working meeting, SCJ and the City identified areas that will require additional research, as well as areas for which the team will be soliciting feedback from both the Development Services Committee and the Planning Commission. The first DSC meeting on the topic of Middle Housing has been scheduled for October 30th. The feedback provided at that meeting will help inform the discussion with the Planning Commission during their upcoming meeting on November 6th

This Middle Housing Land Use Code Update continues to meet and support Council priorities 1, 2 and 5.

Council Priorities:

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character and Community Building

Attachment(s)

- 1) Draft Gap Analysis for Medina Middle Housing

Budget/Fiscal Impact: Proceeding with the Middle Housing Scope of Work is consistent with the City's obligations under the Commerce Middle Housing Grant. By meeting the required milestones, the City will be able to draw from the grant funds.

Recommendation: Discussion only; no action needed.

City Manager Approval:

