Middle Housing Workshop

City Council

November 23, 2026

Item 7.3

Project Timeline

Council adopted the Housing Action Plan → Council created the Housing Plan Advisory Committee (HPAC) → HPAC ranked action items → Items taken to Council, directed to be pursued

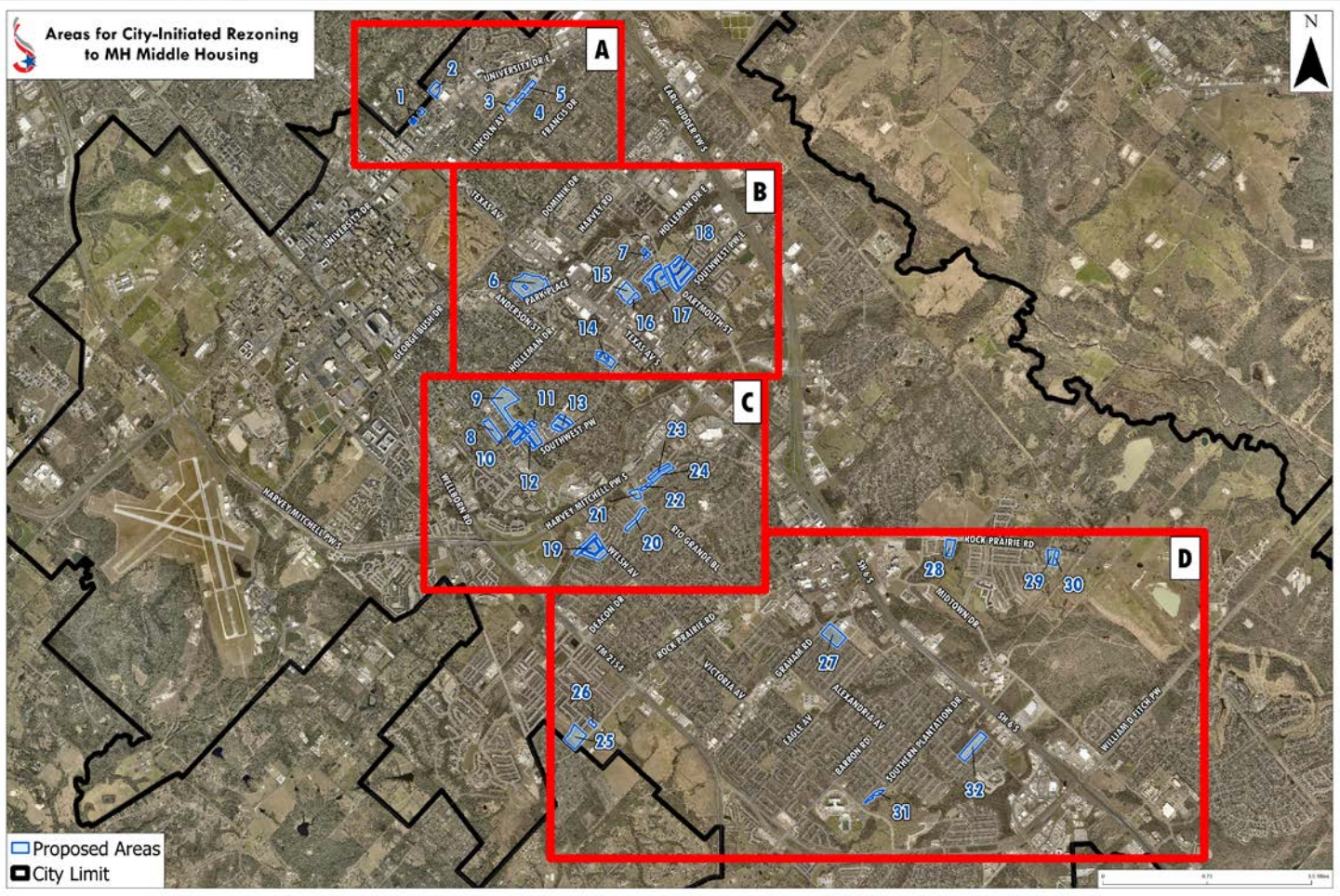
↓

HPAC directed staff on implementation → Resident outreach and Engagement Report → HPAC approved recommendation to Pause initiative and re-examine MH zoning district → Current Workshop

Process Details

- Criteria
  - The Future Land Use category is Mixed Residential
  - Not a downzoning (MH zoning does not decrease the by-right uses of the property)
  - Not a school or church

- 32 potential areas
  - 173.87 acres
  - 706 properties



Public Engagement

- 9/28 – Letters sent to property owners
- 9/29 -- Opened online engagement
- 10/19 -- Virtual open house
- 10/20 -- In-person open house
- 10/21 -- Engagement Report Created

Opposition:

- Loss of existing affordable and workforce housing and potential displacement
- Changes to neighborhood character, historic identity, and community relationships
- Uncertainty about the housing types and development intensity that could follow rezoning
- Traffic, parking, neighborhood access, and safety near schools and parks
- Drainage, infrastructure capacity, green space, and wildlife
- Property values, taxes, notification, and opportunities to influence future development.

Support:

- Additional housing type choices
- Supports entry-level homeownership
- Opportunities for young professionals, healthcare workers, families, and older residents
- Particular housing product types, such as duplexes and townhomes

Moving Forward

Housing Plan Advisory Committee Recommendation (10/28):

- Pause initiative
- Re-examine Middle Housing zoning district.

Staff Recommendation:

- Pause initiative
- Create a new zoning district, **Single Family - Flex**, that includes Small Lot Single Family, Duplex, Townhouse, and Split-Lot Duplex.
    - Does not allow Shared Housing use
    - Supports creating additional dwelling units in areas with capacity
    - Minimizes uncertainty in development
    - Reduces potential impact on area character