

WHY ARE PLANNERS PUSHING DENSITY?

Middle Housing is **DESIGNED** to **DESTROY** the neighborhoods...but the question is why?

Even though the SFR and neighborhoods **create value, stability, and the greatest asset the middle class has available to pass wealth**, the SFRs are being maligned.

We know why, and it's **NOT FOR AFFORDABILITY**. It's to generate **MORE REVENUE** for an already bloated city budget!

1

IT'S ABOUT THE REVENUE

COB collects ~\$20K per "door" for connection and impact fees (Parks & Schools) on all new residential and commercial construction.

If a 6 plex is on the same lot as a single house, the city will get **\$100K or more** in fees. The developer **PAYS FOR** the new water, sewer, and utilities infrastructure **ON THE LOT** and then gets connected to the city's **EXISTING** system which adds to overall housing costs.

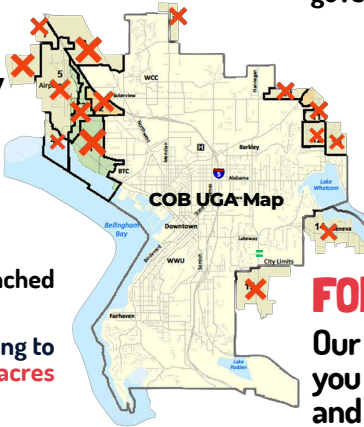
2

REGULATORY LAND SCARCITY

In 2005 the COB said they had enough capacity for **10,000 detached single family homes** and were going to annex **ALL** of the **15 Urban Growth Areas** (600 acres of new residential availability)

20 years later only **2400** single-family detached homes were permitted out of 10,000.

ZERO annexations out of 15. The city now is going to **REDUCE** the growth size of the city by **1200 acres** for the next 20 years!



3

WHAT DID GROW

The City of Bellingham did manage increase it's land holdings since 2005, buying **4000 acres** of property (900 inside the city limits zoned residential) since 2005.

City of Bellingham did manage to grow their own payroll budget 2X the rate of the population after inflation.

	Pop.	COB Empl	COB Budget
2005	71K	860	56 M
2025	97K	36% 1100	28% 146 M 161%

4

NO LAND GROWTH BUT KEPT FEES

NO ANNEXATIONS so where did the **TENS of MILLIONS of DOLLARS** in impact and connection fees go? It went to city budgets rather than to pay for growth infrastructure.

Bellingham is the most inefficient government of its size.

CITY EMPLOYEE to 1,000 RESIDENTS					
City	Population*	Area (sq)	Annual Budget	FTE Count	FTE per 1,000
Bellingham	95,500	31	\$550M	1050-1100	11.5-12
Kirkland	93,000	18	\$385M	725-750	7.8
Vancouver	201,000	52	\$800M	1200-1250	6
Everett**	114,000	47.5	\$612M	~1,300	11.4
Bellevue	152,000	34	\$1.0B	1,360	8.9
Kent	132,000	34	\$690M	780-800	6

*Population is 2024 **Everett operates its own transit system

WHAT CAN YOU DO?

Stay informed and get involved.
Laws can be changed, but only if the public is aware of what is happening and is motivated to act

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PROTECT PROPERTY VALUES

KEEP NEIGHBORHOODS SAFE

PRESERVE HOMEOWNERSHIP

THE CITY IS SNEAKING MULTI-FAMILY RENTALS INTO YOUR AREA WITH NO DENSITY LIMITS!



Planners Call it...

MIDDLE HOUSING

...the truth is this isn't about affordable housing, it's about **rentals, density, and revenue!**

MIDDLE HOUSING HUSTLE™

THE PLANNING "THREE STEP" TO DECEPTION

THE DISTRACTION (PRE-STEP)

People know **MULTI-FAMILY** means **RENTALS!**

If planners told truth to the neighborhood residents that **NOTHING BUT MULTI-FAMILY** was going to be built in their area for the foreseeable future...you would see **pitch forks and torches** at city hall!

INSTEAD THEY DECIDED TO LIE ABOUT IT!

1

THE REBRANDING

First step was to use a different name that would replace every multi-family style that wasn't big apartment complexes...**styles that have always been referred to as multi-family.**

The new rebranded name would be called...

"MIDDLE HOUSING"

Now they could mislead the public when they talk about this "new form of housing"... and will infer ownership...but nothing in Middle Housing is ownable.

2

THE ZONING PROBLEM

Once **MULTI-FAMILY** is rebranded as **MIDDLE HOUSING**, state and city planners can permit 6-plexes and other rental types.

Since these do not fit naturally into existing single-family lots, the state needed to get rid of 100+ years of zoning laws and protections.

In in 2024 they got rid of single-family neighborhood zoning.

Now almost **EVERY STYLE** of multi-family can be built in any neighborhood!!



3

THE PARKING PROBLEM

Builders still can't get their 6-plexes onto a 6-10K sq ft lot made for detached single-family homes...unless of course they can get planners to get rid of **PARKING MINIMUMS.**

So the planners starting a gaslighting campaign to convince people that **HAVING A CAR IS BAD™** and also present **misleading studies** to make it seem that removing **ALL PARKING** will make housing affordable

Didn't matter that the city's "studies" were for **large apartment complexes out of COLORADO** and not relevant to established **NEIGHBORHOODS** with existing homes and smaller streets!

(UN) SAFE STREETS?

Speaking of "studies", the planners could care less about the effects of **10X THE DENSITY** in current neighborhoods with **NO OFF STREET PARKING!**



COLUMBIA NEIGHBORHOOD



THE TRUTH

NOTHING OWNABLE

No style in **MIDDLE HOUSING** can be built, permitted, or sold like a regular single family home as we currently expect it and the planners know this!



Even if someone could buy one of the homes, who would want to:

- No parking
- No privacy
- No yard
- Condo fees

IT GETS WORSE...

Anything that is on a lot with itself (even triplexes) can have **TWO Additional Dwelling Units (ADUs) PER UNIT!**

This means a triplex could have as many as **18 UNITS** on one 4-10K lot!

...EVEN MORE WORSE FOR RENTERS!

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Flip over for the **REAL REASONS** planners are destroying the SFR neighborhoods!!!



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