

Middle Housing Densities

Land Use Technical Advisory Committee, April 8, 2025



Puget Sound Regional Council



We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.

psrc.org/equity

Missing Middle Housing

Missing middle housing graphic, Daniel Parolek, Opticos Design



Credit: Daniel Parolek, *Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis*, 2020



Definitions of middle housing densities

Definitions utilized by PSRC:

“Units in structure”-based

- Middle-low: SF attached, 2-9 units
- Middle: 10-19 units

Density-based

- Middle-low: 10-20 du/acre
- Middle: 20-50 du/acre

Examples of Low-scale and Mid-scale Housing Types

Low-scale Housing



House & ADU(s)



Duplex, triplex

Low-scale Housing (in some circumstances)



Fourplex

Mid-scale Housing



Townhouses



Small lot house



Cottage housing



Small multifamily



Medium multifamily

Credit: Home in Tacoma Project



Middle housing data resources

- American Community Survey, Units in Structure tables
- PSRC, UrbanSim Model – Base Year Database
- PSRC, UrbanSim Model – Future Land Use Layer (zoned densities)
- PSRC, Housing Development Estimates



The background image is an aerial photograph of a coastal city, likely Seattle, Washington. It shows a large body of water on the left, a bridge spanning the water in the center, and a dense urban area with numerous buildings and green spaces on the right. In the far distance, snow-capped mountains are visible under a clear blue sky.

Thank You!

Carol Naito

Program Manager – Data Applications
cnaito@psrc.org



Puget Sound Regional Council