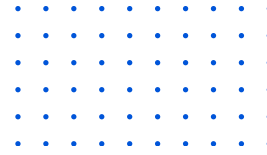




STAY ENGAGED AND INFORMED



Sign up for the MBAKS quarterly newsletter to follow our work across King and Snohomish counties at: mbaks.com/quarterly-update

MBAKS member? Join the Snohomish County Builders Council (SCBC). The council meets monthly to take on industry issues across Snohomish County and its cities. Members shape MBAKS's advocacy, push for policy change, and bring practical resources to local jurisdictions.

Email us at scbc@mbaks.com to subscribe to our MBAKS Connect Blog or to reach a member of the team.



Image: Isla Community, Kirkland Greencity Homes – MBAKS member company.



Russell Joe
Snohomish County
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Manager

LOWERING BARRIERS TO MORE HOUSING CHOICES

Middle housing reform opens the door to more diverse housing choices. But the door only opens as wide as local implementation allows.

**EVERYONE DESERVES A PLACE
TO CALL HOME. LET'S MAKE
HOME HAPPEN – TOGETHER.**





COMMON BARRIERS. PRACTICAL SOLUTIONS.

Barriers vary by jurisdiction, and they add up. Codes, fees, and site requirements that look modest on paper can make middle housing infeasible to build. The Master Builders Association of King and Snohomish Counties (MBAKS) has mapped the most common barriers builders encounter, paired with adoptable solutions to clear them. Examples follow.

Barrier	Solution
Mandates to underground utilities	Don't require undergrounding when it makes a project financially infeasible. Set clear criteria for when it applies.
Overly restrictive tree retention or replacement requirements	Adopt a "right tree, right place" approach that is simple, predictable, and based on objective criteria.
Mandatory inclusionary zoning fees	Replace unfunded mandates with voluntary, incentive-based strategies to facilitate more housing choices.

KEEP IT SIMPLE.

MBAKS's overarching recommendation for implementing middle housing is straightforward: the easier and more cost-effective it is to build, the more likely it gets built — and the more attainable those homes will be.

A simple test for any policy, code, fee, or process change:

Does it add cost, time, unpredictability, or reduce the number of homes that can be built?



decreases supply



Does it remove an identified barrier?



increases supply



EVERY ADDED COST HAS REAL IMPACT. FOR EVERY \$1,000 HOME PRICE INCREASE, 982 HOUSEHOLDS ARE PRICED OUT IN THE SEATTLE-TACOMA-BELLEVUE METRO AREA. (SOURCE: NAHB PRICED OUT REPORT, 2026)

WANT MORE SOLUTIONS?

View MBAKS's Middle Housing Barriers and Solutions booklet

