

CITY OF

LONG BEACH

Infill Housing Plan

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Introduction

Based on projections developed by the Washington Department of Commerce and outlined in the Housing Element Update from March 2023, Pacific County will need to add approximately **1,400 housing units** by 2044 (Washington State Department of Commerce) to meet population growth and housing demand. These needs are distributed across a range of income levels, with a significant share required for extremely low-to moderate-income households. Housing allocations for specific municipalities within the county are based on growth projections from the 2021 Pacific County Comprehensive Plan. For example, Long Beach is expected to accommodate **470 new housing units**, the highest share among the cities. In response to the housing crisis that is looming over Long Beach along with other cities across the state, both rural and urban, the Washington State Legislature enacted House Bill 1220 (HB 1220.) This bill strengthened the state's housing goals by explicitly requiring jurisdictions to “plan for and accommodate” housing affordable to all income levels. As a result, the housing element of comprehensive plans must now meet updated requirements designed to ensure communities are actively planning for a range of housing types that meet the needs of current and future residents across all economic segments. Specifically, jurisdictions must plan for land capacity sufficient to accommodate housing for households earning between extremely low and above-moderate incomes. This includes emergency housing and permanent supportive housing. Jurisdictions within Urban Growth Areas (UGAs) are also required to provide for moderate-density housing options, such as duplexes, triplexes, and townhomes. Furthermore, local governments must document programs and actions that will make such housing available and identify and address racially disparate impacts and the risk of displacement. This includes developing anti-displacement policies and strategies to undo exclusionary housing practices.

To address these housing needs, infill development focusing on “gentle density” housing types often referred to as “missing middle housing”, is a potential path forward. This concept has already been incorporated by many similar jurisdictions across the country and has proven to be a successful strategy to combat the nationwide housing scarcity crisis. These “missing middle” forms of housing, such as duplexes, townhomes, and cottage clusters, provide a diverse mix of units that can be more affordable and better suited to workforce and modest-income households. As part of this project, we reviewed zoning ordinances across Pacific County jurisdictions and identified the barriers that are currently in place to hinder production of this type of housing, as well as developed recommendations that encourage the production of this housing. We developed a large range of recommendations for Long Beach, such as simplifying zoning codes, reducing parking requirements, and streamlining permitting for development, but our main focus was to emphasize the importance of **dramatically reducing minimum setback requirements** and **conditionally allowing middle housing types** in zoning areas where they are currently prohibited outright. We are emphasizing the importance of increasing density to unlock Long Beach’s potential for a clear path forward in compliance with House Bill 1220, all



while still maintaining the same character that currently exists in the town that was brought to our attention while engaging with stakeholders within the city. We believe that our recommendations will enable Long Beach to plan for equitable and inclusive housing that will serve their entire community while still preserving the neighborhood character that draws tourists to visit the town.

Housing Needs

The median home price in Pacific County stood at \$357,000 in 2025 (Redfin), with a median household income of \$63,000 (OFM). Rental markets show greater variability, with average rents reported at \$850 in stabilized units, while median market rents reach \$1,672 according to HotPads data. The median-priced home requires 5.45 times the annual median income, exceeding the conventional affordability threshold of 3-4 times income. First-time buyers face even steeper challenges, with the first-time buyer HAI at 53.191, indicating households earning 85% of median income (\$55,845) can only afford 53% of the income needed for median-priced homes. This gap persists despite a 0.4% increase in two-bedroom home prices and a 12.2% surge in four-bedroom properties, suggesting market pressures on family-sized housing. A 3.5% stabilized vacancy rate masks tighter market conditions, as evidenced by a 19.4% month-over-month inventory increase in April 2025. This supply-demand imbalance drives rent escalation, particularly in coastal communities like Long Beach where median rents reach \$1,800 for single-family homes. The concentration of rental inventory in upper-tier properties exacerbates affordability challenges, with only 25 one-bedroom units available countywide.

House Bill 1110, passed by the Washington State Legislature in 2023, requires cities with populations over 25,000 to allow “middle housing” types, such as duplexes, triplexes, fourplexes, townhomes, and cottage clusters, in areas traditionally zoned for single-family homes. The bill is part of the state’s broader effort to address the housing crisis by increasing density in urban areas, promoting housing near transit, and reducing barriers to development. HB 1110 limits local restrictions such as excessive parking requirements, discretionary design reviews, and impact fees that often prevent modest infill housing. While not mandatory for smaller jurisdictions, the bill encourages voluntary adoption as a strategy to expand housing options, support affordability, and align with state growth and environmental goals under the Growth Management Act (GMA). Although HB 1110 only mandates middle housing reforms for Washington cities over 25,000 residents, its voluntary adoption presents a strategic opportunity for Long Beach to address pressing housing challenges. With 76% of first-time buyers priced out of the market and 38% of homes used as vacation rentals, enabling duplexes, triplexes, fourplexes, and cottage clusters in single-family zones could significantly expand local housing options—particularly for seniors, service workers, and younger households. Middle housing supports environmental goals by reducing sprawl and vehicle miles traveled, leverages existing infrastructure, and enhances economic resilience by allowing small-scale, infill development near

jobs. It also fosters inclusivity, combats displacement, and helps municipalities meet state housing targets under HB 1220 and the Growth Management Act. For Long Beach, adopting HB 1110 strategies—such as eliminating parking mandates, allowing four to six units per lot, and incentivizing affordable housing—can preserve community character while creating a more stable, equitable, and climate-resilient housing future.

The chart below shows the current HAPT breakdown as of April 2024 (LCY PC-08-01, Washington State Department of Commerce). The population growth allocation percentages are based on the population growth allocations from the Pacific County 2021 Comprehensive Plan, applied to the March 2023 HAPT population growth and housing need amounts. This breakdown details the total housing units needed in 2044 for each Pacific County municipality as well as unincorporated counties. 470 housing units are needed to account for the predicted population growth in the city of Long Beach. In our analysis, we will calculate and demonstrate how an emphasis on infill housing will not only meet the needs required for Long Beach's future population growth, but has the potential to go above and beyond these numbers with an analysis of both total maximum land capacity under future development (both utilized and vacant land potentials under current zoning and under recommended zoning changes), as well as an analysis of only vacant and underutilized parcels that currently exist. We believe there is enough potential within currently vacant and underutilized land to account for the growth of the city.

Housing Units Allocated to Municipalities

	Percent Allocation Population Growth 2020-2040	Total Housing Units Needed 2044
Unincorporated County	28.6%	400
Ilwaco	20.9%	293
Long Beach	33.58%	470
South Bend	3.98%	56
Raymond	12.94%	181
Total County		1,400

Source: LCY Infill Housing Group PC 08



Countywide Barriers & Recommendations

Identified Barriers

- Second home/vacation rentals – Despite the supply going up, owner-occupied is not which suggests more vacation rentals.
- Missing studio/1 bedrooms – Limited housing diversity, particularly the lack of smaller, affordable units, restricts options for the local workforce
- Few local large-project building contractors – Increases costs of rural transportation and movement of materials increases the challenges even further for new housing development

Pacific County faces several countywide barriers to addressing its housing needs. While the overall housing supply is increasing, the number of owner-occupied units is not, indicating a rise in second homes and vacation rentals that reduce availability for permanent residents. There is also a notable lack of smaller, affordable units, particularly studios and one-bedrooms, limiting housing options for the local workforce. Additionally, the scarcity of local contractors capable of handling large-scale projects drives up development costs, as materials and labor must be brought in from outside the region, compounding the challenges of building new housing in a rural context. We have curated a list of recommended changes to combat our identified barriers, ranging from zoning changes to building code alterations, with two potential options for each overall recommendation. We aimed to provide the city with flexibility for an incremental approach (smaller changes that still produce long term impacts over time), or more proactive changes that address these barriers more urgently. Key zoning code modifications include permitting a wider range of middle housing types, such as cottage housing, live/work units, and tiny homes (400 SF or less). The plan also calls for reducing or eliminating parking requirements for these housing types and permitting Accessory Dwelling Units (ADUs) by right, along with providing pre-approved building plans to streamline the permitting process. To create a better transition between residential and commercial areas, the recommendations include establishing a Low-Rise Multifamily Zone. Additionally, the County is encouraged to adopt developer incentives, such as inclusionary zoning, form-based codes, and impact fee reductions or waivers for projects that include workforce housing. These reforms aim to expand housing diversity, lower development barriers, and better serve the needs of local residents.

Countywide Recommendations

PROPOSAL A (Incremental Changes)	PROPOSAL B (Considerable Changes)
Modify Zoning Code for Middle Housing types	Modify Zoning Code for Middle Housing types Include Cottage Housing: `



Include Cottage Housing: generally allows for small 1 or 2 story houses that may be attached or detached that may not have a backyard but instead are arranged around a common interior courtyard.	Include Live/Work Units: designed to accommodate a small commercial enterprise on the ground floor and a residential unit above and/or behind.
Attribute Opticos, add drawing	Reduce parking requirements for middle housing types
Permit ADUs by right	Permit ADUs by right
Provide pre-approved plans to streamline permitting process	Provide pre-approved plans to streamline permitting process
Establish a Low-Rise Multi-Family Zone in between downtown/commercial core and single family zones	Eliminate parking requirements for ADUs
Allow Tiny Homes (du 400SF or less)	Establish a Low-Rise Multi-Family Zone in between downtown/commercial core and single family zones
Developer Incentives	Allow Tiny Homes (du 400SF or less)
Inclusionary zoning policies	Developer Incentives
Missing middle, form-based zoning	Inclusionary zoning policies
	Impact Fee Reductions/Waivers – Reduce or waive development impact fees for projects that include a percentage of workforce housing units.

Long Beach Barriers & Recommendations

Identified Barriers

- High volume of of vacation/short-term rentals – Desire for vacation rentals and seasonal high-end homes further drains long-term housing stock
- Single-family zoning
- Environmental Reviews – Complex and create challenges for developers, leading to delays and discouraging new housing projects
- Balance of tourism industry – Limited available land for workforce housing to maintain beachfront tourism economy
- Zoning code – Many zoning districts and they contain small differences

Several key barriers hinder the development of long-term housing in Long Beach. A high volume of vacation and short-term rentals reduces the availability of year-round housing, as seasonal demand for high-end homes continues to grow. Predominant single-family zoning limits the range of housing types that can be built, further restricting supply. Environmental review processes are often complex and time-consuming, creating delays and discouraging new development. Additionally, the need to preserve land for the tourism industry places further strain on the availability of sites for workforce housing. Lastly, the zoning code is fragmented,

with numerous districts that differ only slightly, making it difficult for developers to navigate and plan projects efficiently.

Long Beach Recommendations

Our recommendation table is divided into two categories: Proposal A (Incremental Changes) and Proposal B (Considerable Changes) to reflect varying levels of policy impact and practical feasibility. While both approaches aim to support infill housing, our key recommendations align more closely with Proposal B, which includes allowing residential units above commercial spaces by right in the Residential Commercial zone, as long as they do not face the street. Additionally, the plan proposes conditionally permitting duplexes and multifamily housing in the R1 zone, along with reducing minimum lot sizes to 4,000 square feet for single-family and duplex units, and 4,500 square feet for multifamily development. These changes are intended to expand housing options while preserving community character.

PROPOSAL A (Incremental Changes)	PROPOSAL B (Considerable Changes)
<p>Modify Zoning Code for Middle Housing types</p> <p>Permit by right Multi Family Dwellings of (5 or more units) in R-3 Zone</p>	<p>Modify Zoning Code for Middle Housing types</p> <p>Permit by right Multi Family Dwellings of (5 or more units) in R-3 Zone</p> <p>Permit by right Residential above commercial (not facing street) in Residential Commercial Zone</p> <p>Conditionally Permit Duplexes in Old Town</p>
<p>Consider eliminating R2R & R3R districts – they only cover a few blocks – and merging with R2-R2R-R3-R3R into a “Multi-Family Zone”</p> <p>4 zones → 1 zone</p>	<p>Simplify zoning (currently 21 zones)</p> <p>Combine RC, R2R, and R3R into a New "Transitional Mixed-Use Zone": this zone should act as a buffer between beachfront residential areas and commercial corridors, allowing flexibility for both housing and neighborhood-serving businesses while ensuring design compatibility.</p> <p>Preserves the intent of RC – Still allows commercial uses but restricts intensive activities that disrupt residential character</p> <p>Maintains R2R & R3R’s focus on early 20th-century design – Keeps the coastal aesthetic requirement</p>

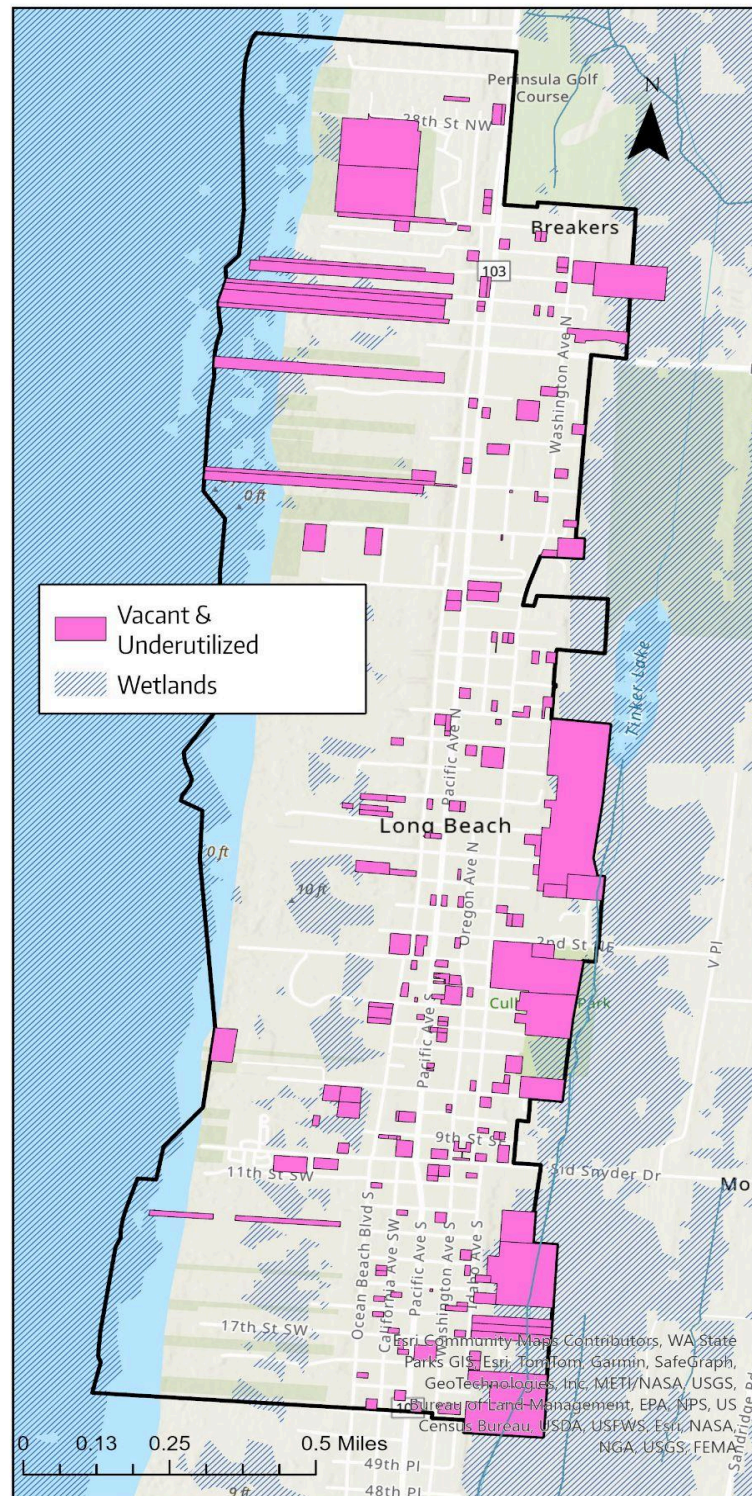
	<p>Encourages mixed-use but in a way that blends well with adjacent areas.</p> <p>Single-family, duplexes, townhomes, small-scale multi-family, Live-work units and ground-floor retail (with restrictions)</p> <p>Merge R2 and R3 into a Single Multi-Family Zone</p> <p>Allows a range of housing types – Single-family, duplexes, townhomes, apartments, and condominiums</p> <p>Establishes a moderate density next to the transitional mixed-use zone</p> <p>5 zones → 2 zones</p>
Include a land use table/matrix in zoning code	Include a land use table/matrix in zoning code

Example Land Use Table

	R1	R1R	R2	R2R	R3	R3R	OT	OTW	RC	AC	C1	C2	L1
Multi-family (4 or fewer)	x	x	x	x	P	P	x	P	P	x	x	x	x
Two-family dwelling (Duplex)	x	x	P	P	P	P	x	x	P	x	x	x	x
Multi Family (5 or more)	x	x	x	x	C	C	x	C	C	x	x	x	x
Residential above commercial (not facing street)	x	x	x	x	x	x	P	P	x	x	x	x	x
Vacation rentals	x	x	x	x	x	x	P	P	P	P	P	x	x
Live/Work Spaces	x	x	x	x	x	x	P	P	P	x	P	x	x



Land Capacity Analysis



Our land capacity analysis includes an analysis of all current available land within all residential zones, excluding limited resort zones and areas designated as wetlands. We included land that is already built on and considered partially utilized, as well as vacant land, and underutilized land. We utilized tax lot data from Pacific County TaxSifter which identified parcels within residential zones to capture the full development potential within the city. To account for infrastructure and environmental constraints such as roads, utilities, easements, and topography, a 30% market factor reduction was applied. The analysis also incorporates current minimum lot size requirements, which significantly influence development potential. Notably, even with potential zoning changes to allow multifamily housing, the development yield remains limited due to restrictive minimum lot sizes, which constrain the financial return and feasibility of higher-density projects.

Long Beach Maximum Total Unit Capacity: Current Zoning/Minimum Lot Standards

	Single Family	Duplex	Triplex	Fourplex/Multi Family
R1/R1R	1096 Lots/Units	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
R2	73 Lots/Units	73 Lots (146 units)	*49 Lots (147 units)	*36 Lots (144 units)
R3	238 Lots/Units	238 Lots (467 units)	159 Lots (477 units)	119 Lots (476 units)
RC	233 Lots/Units	233 Lots (466 units)	155 Lots (465 units)	116 Lots (464+ units)
Total	1,640 Lots/Units	544 Lots (1,079 units)	363 Lots (1,089 units)	271 Lots (1084+ units)

***conditional use only**

Maximum Total Unit Capacity: Recommended Zoning Applied

	Single Family	Duplex	Triplex	Fourplex/Multi Family
R1/R1R	1096 Lots/Units	*1096 (2194 units)	*731 (2193 units)	*548 (2,192 units)

R2	73 Lots/Units	73 Lots (146 units)	49 Lots (147 units)	36 Lots (144 units)
R3	238 Lots/Units	238 Lots (467 units)	159 Lots (477 units)	119 Lots (476 units)
RC	233 Lots/Units	233 Lots (466 units)	155 Lots (465 units)	116 Lots (464+ units)
Total	1,640 Lots/Units	1,640 Lots (3,282 units)	1,457 Lots (3,382 units)	819 Lots (3,276+ units)

Maximum Total Unit Capacity: Recommended Increased Minimum Lot Size Applied

	Single Family (4000 sq ft)	Duplex (4000 sq ft)	Triplex (4500 sq ft)	Fourplex/Multi Family (4500 sq ft)
R1/R1R	1645 Lots/Units	*1645 (3290 units)	*1462 (4386 units)	*1462 (5848 units)
R2	147 Lots/Units	110 Lots (220 units)	98 Lots (294 units)	98 Lots (392 units)
R3	476 Lots/Units	357 Lots (714 units)	317 Lots (951 units)	317 Lots (1268 units)
RC	467 Lots/Units	350 Lots (700 units)	311 Lots (933 units)	311 Lots (1244+ units)
Total	2,735 Lots/Units	2,462 Lots (8,752 units)	1,888 Lots (5,664 units)	2,188 Lots (8,752 units)

Middle Housing Example Prototypes

Duplex

Current Standards

Duplex Minimum Lot Size: 6,000 sq ft

Recommended Change

Duplex Minimum Lot Size: 4,500 sq ft



Typical Dimensions	
Building Width x Depth	24'x45'
Min. Lot Width x Depth	44'x95'
Gross Built Up Area	2,000 sf
Net Leasable Area (88% of Gross)	1,760 sf
Avg Unit Size	880 sf

Triplex

Current Standards

Duplex Minimum Lot Size: 9,000 sq ft

Recommended Change

Duplex Minimum Lot Size: 4,500 sq ft

Typical Dimensions	
Building Width x Depth	35'x49'
Min. Lot Width x Depth	45'x99'
Gross Built Up Area	3,400 sf
Net Leasable Area (85% of Gross)	2,890 sf
Avg Unit Size	963 sf

Fourplex

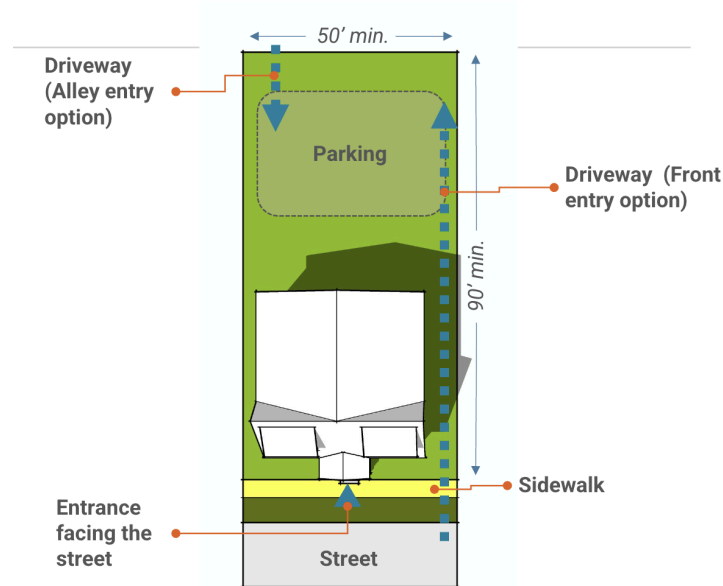
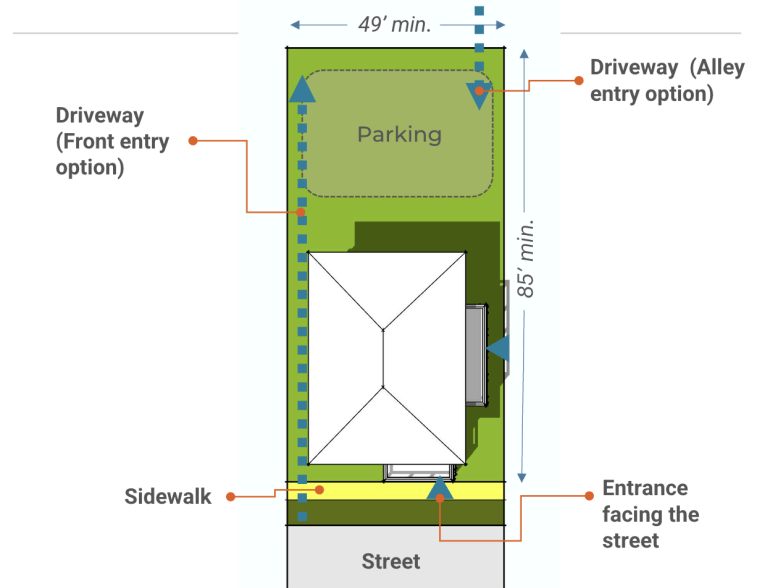
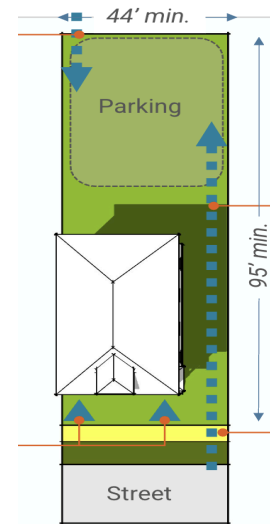
Current Standards

Duplex Minimum Lot Size: 12,000 sq ft

Recommended Change

Duplex Minimum Lot Size: 4,500 sq ft

Typical Dimensions	
Building Width x Depth	40'x40'
Min. Lot Width x Depth	50'x90'
Gross Built Up Area	3,200 sf
Net Leasable Area (85% of Gross)	2,720 sf
Avg Unit Size	680 sf

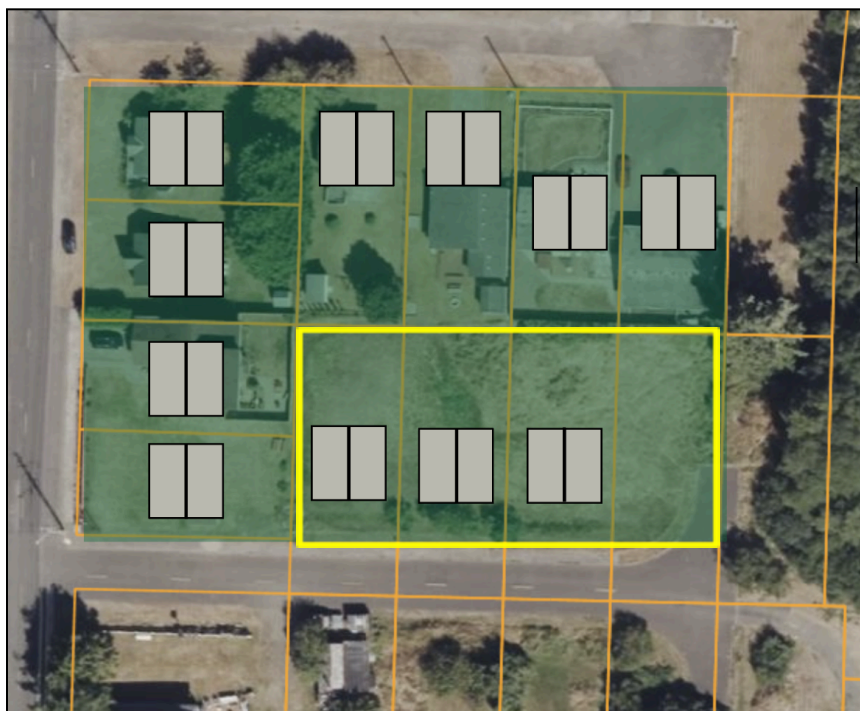


Potential Infill Scenario

Example:

- 306 3rd Avenue NE
- Zone: R1
- Total Area: 1.46 acres

The following diagram illustrates a potential infill scenario located in an R1 zone, which is currently only zoned for single family homes. We are imagining this scenario with middle housing approved conditionally, and found that 3 fourplexes under our recommended minimum lot size could fit in that area. Then we looked at the entire lot which has single family homes on it currently, and imagined a future development scenario where 11 or 12 middle housing units total could fit in this area where 8 single family homes currently fit. We justified these calculations by looking at an example fourplex prototype from the Washington State Department of Commerce (shown below.)



Based on the Washington State Department of Commerce, under current land use regulations, development is subject to a minimum front yard setback of 10 feet, side yard setbacks of 5 feet, and a rear yard setback of 10 feet, along with mandatory off-street parking requirements. To support more efficient land use and increase housing options, we recommend reducing the minimum lot size from 12,000 square feet to 4,500 square feet. Additionally, allowing multifamily housing in R-1 zones would further promote housing diversity and better align zoning with evolving community needs. The chart below shows the unit count for this current lot scenario under current zoning and minimum lot size regulations (only allowing single family homes in this lot with a minimum lot size of 6,000 square feet), as well as the same scenario under our recommended changes.

Scenario Under Current Regulations (R1)

Housing Type	Lot Size	Total Units
Single Family	6,000 sq ft	8 Units
Duplex/Triplex/Multi Family	NOT PERMITTED	NOT PERMITTED

Recommended Lot Size Changes

Housing Type	Recommended Lot Size	Possible Lots	Total Units
Single Family	4,000 sq ft	12 Lots	12 Units
Duplex	4,000 sq ft	12 Lots	24 Units
Triplex	4,500 sq ft	11 Lots	33 Units
Fourplex	4,500 sq ft	11 Lots	44 Units





Conclusion

Long Beach, Washington, and Pacific County as a whole, face a complex set of housing challenges, from rising home prices and environmentally strained developable land, which is exacerbated by restrictive zoning regulations and land use codes. Recent state legislation such as HB 1220 and HB 1110 provide a potential framework for addressing these issues through proactive planning and zoning reforms. By implementing our recommended policy changes, specifically allowing middle housing types, ADUs, and tiny homes in all areas of the city, the city will be able to maximize its development potential in a way that still fits the town's character and continues to drive tourism into the area. By allowing middle housing types into residential zones where they are currently prohibited, the town still has control over new development to ensure that higher density is reached, but not at the expense of its preexisting design. We have highlighted several types of middle housing prototypes that comply with current standards, such as yard setbacks and mandatory parking. By incorporating these types of housing into areas that currently are only reserved for large single family residences, Long Beach will be able to make the strides needed to account for sustainable population growth well into the future.



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