

Housing For All

**What new in housing?
A lot!**



Washington State
Department of
Commerce

Future housing needs broken down by area median income (AMI) groups



1.1 Million new homes will be needed in the next 20 years

In addition, there will also need to be:

91,357 Emergency housing beds (temporary housing)

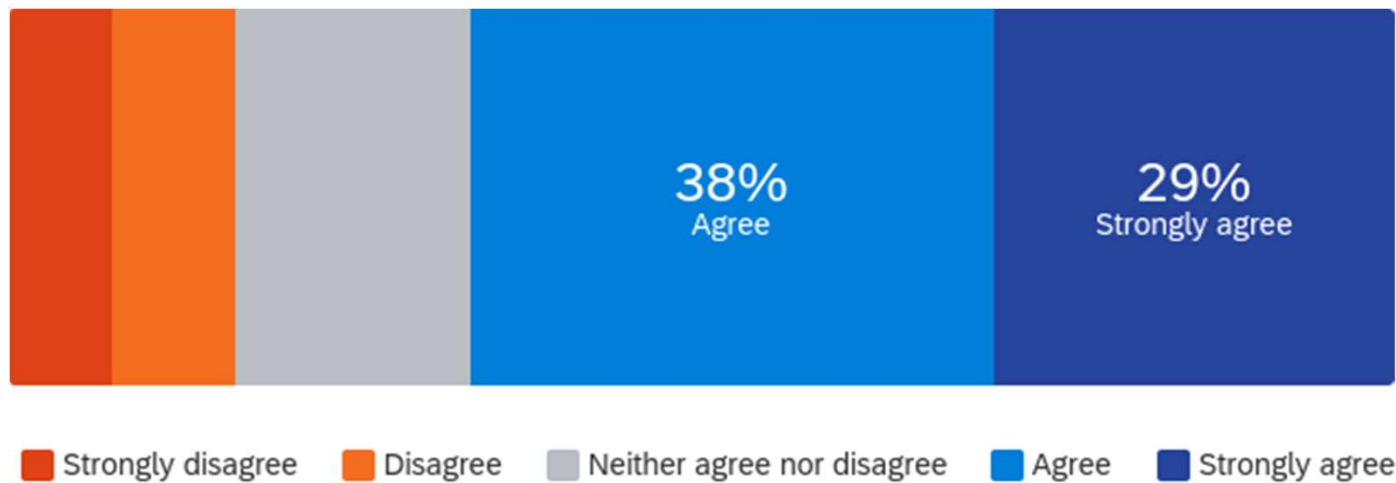
Communities must allow a variety of housing for all economic segments. Strategies include:

- **Leverage high capacity transit with more intense development within walking distance**
- **Allow moderate density housing and ADUs in existing neighborhoods**
- **Rezone strip commercial to also allow more housing**
- **Incentives for affordable housing, home sharing, etc.**



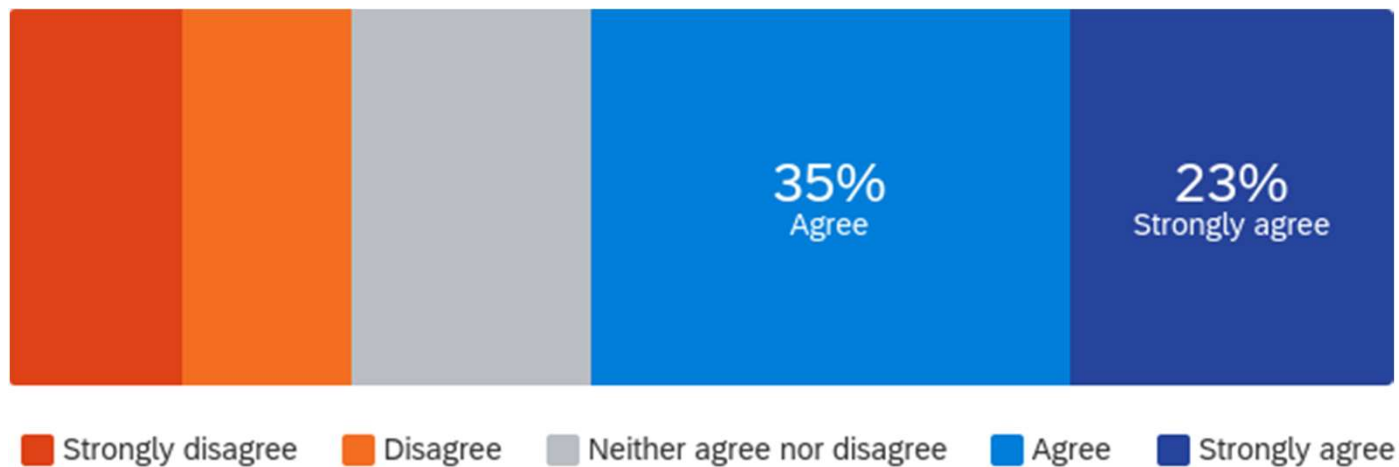
Most agree their community needs more diverse and affordable housing types.

My community needs more diverse and affordable housing types, such as duplexes, cottages, courtyard apartments, townhomes, and mixed developments.



Most agree that multi-family housing should be allowed in single-family zones if they meet design standards

Multi-family housing like triplexes should be allowed in single-family zones if they meet all of the standards of the zone, such as heights, setbacks, and parking.



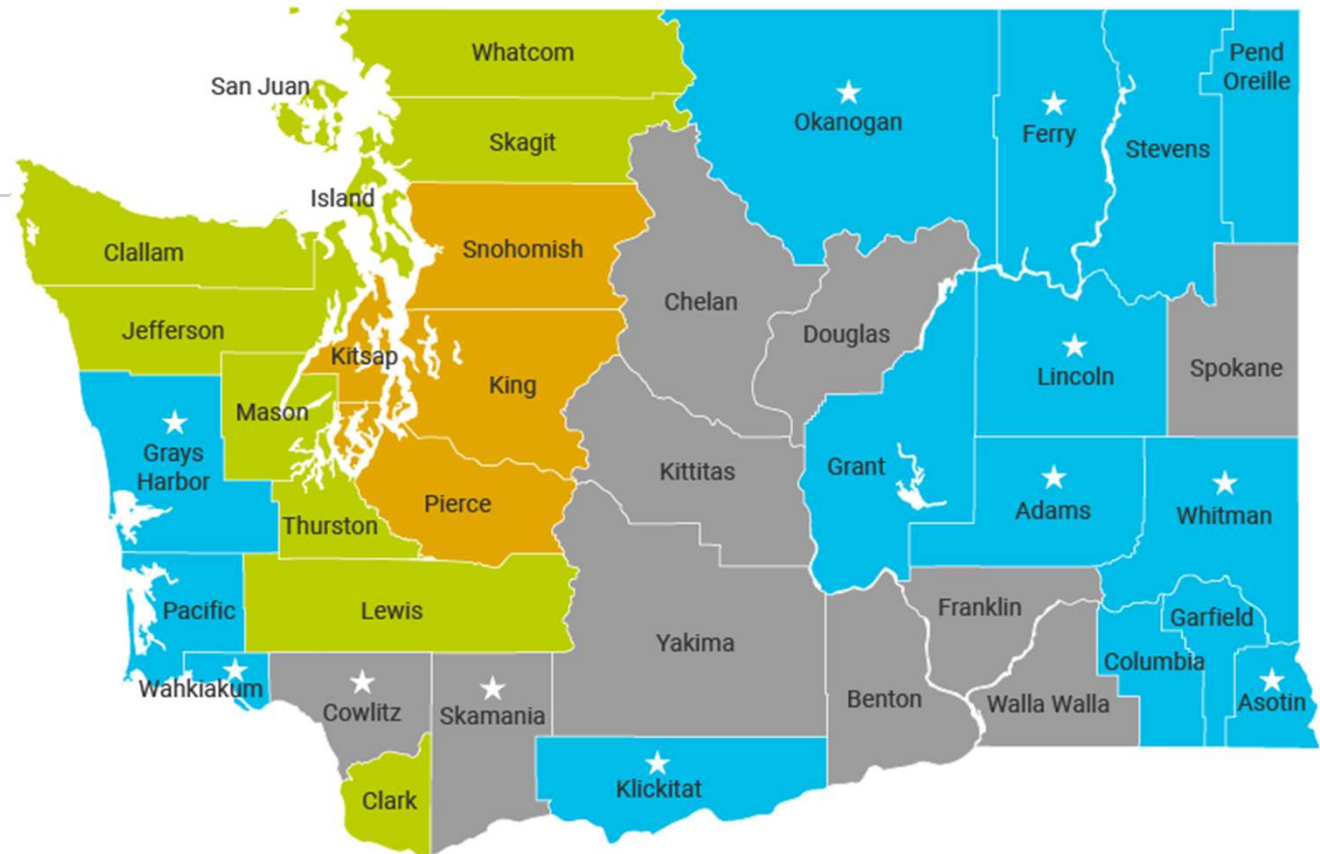
Periodic updates

Every 10 years, review and revision of comprehensive plan and development regulations

Formula grants provided to each local government

Due Dec 21, 2024 in Puget Sound region

June 30 for other counties



RCW 36.70A.130

2024 Due December 31st **2025** Due June 30th **2026** Due June 30th **2027** Due June 30th

★ Starred counties are partially planning under the Growth Management Act



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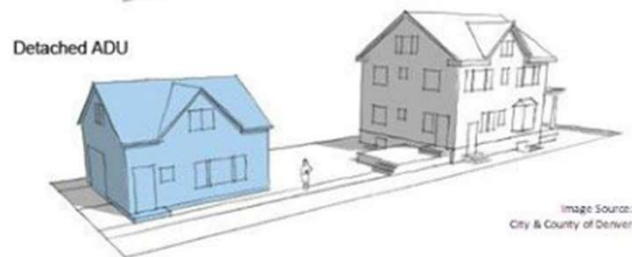
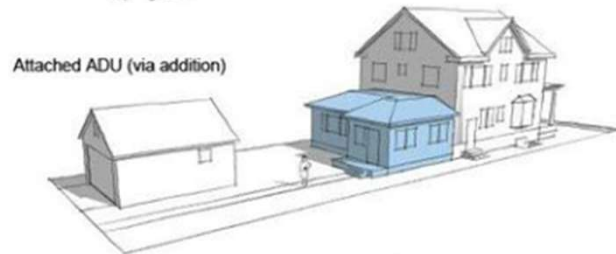
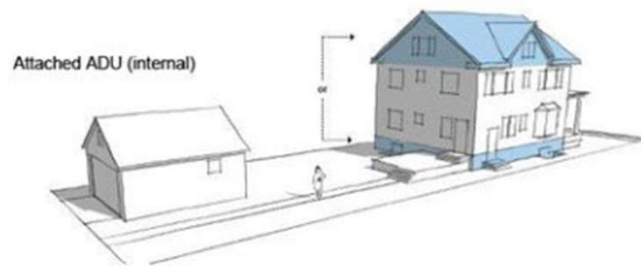
2023 Legislative Update

E2SHB 1110 Middle Housing

EHB 1337 Accessory Dwelling Units

ESHB 1293 Streamlining Development Regulations

HB 1337 (2023) Accessory Dwelling Units (ADU)



"Dwelling unit" means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation

"Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.

ADUs may be attached, detached or conversion of existing building

HB 1337 (2023) Accessory Dwelling Units



Local governments must, by **6 months after the periodic update due date**:

- Allow **two ADUs per lot in all GMA urban growth areas**.
- May not require the owner to occupy the property, and may not prohibit sale as independent units.
- Must allow an ADU of at least 1,000 square feet and adjust zoning to be consistent with HB 1337.
- Must set consistent parking requirements based on distance from transit and lot size.
- May not charge more than 50% of impact fees charged for the principal unit.

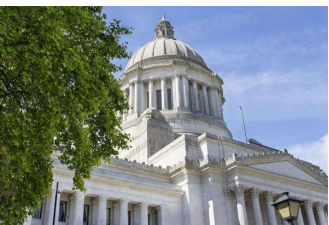
HB 1110 Middle Housing and ESHB 1293 Objective Design Review

“Middle housing” means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing RCW 36.70A.030(21)

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director’s designee based solely on **objective design and development standards** without a public meeting or hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance . . . RCW 36.70A.030(1)



Moderate-density
housing types
regulated to be house-
scale



HB 1110 Middle Housing (certain cities) and ESHB 1293 Objective Design Review

“Middle housing” means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing RCW 36.70A.030(21) HB 1110



Duplex



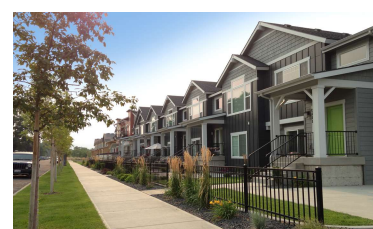
Fourplex



Courtyard Apartments



Cottage Housing



Townhouses

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director’s designee based solely on **objective design and development standards**

HB 1110 Middle housing	Affected cities must allow	If affordable housing is included in the development	Middle within ¼ mile of major transit stop
Cities of 25k-75k population	2 du/lot on all lots*	4 du/lot if one is affordable*	4 du/lot *
Cities over 75k population	4 du/lot on all lots*	6 du/lot if 2 are affordable*	6 du/lot *
Cities <25k contiguous UGA with largest city in county > 275,000	2 du/lot on all lots*		
Alternate Approach	As above on 75 % of lots if <ul style="list-style-type: none"> -Risk of displacement - Lack of infrastructure - Critical areas - One mile of SeaTac airport 	As above on 75 % of lots. May not include: <ul style="list-style-type: none"> - Within ½ mile of major transit stop - Redlined areas or exclusionary zoning 	

*** On all predominantly residential lots, unless zoning permits higher densities**

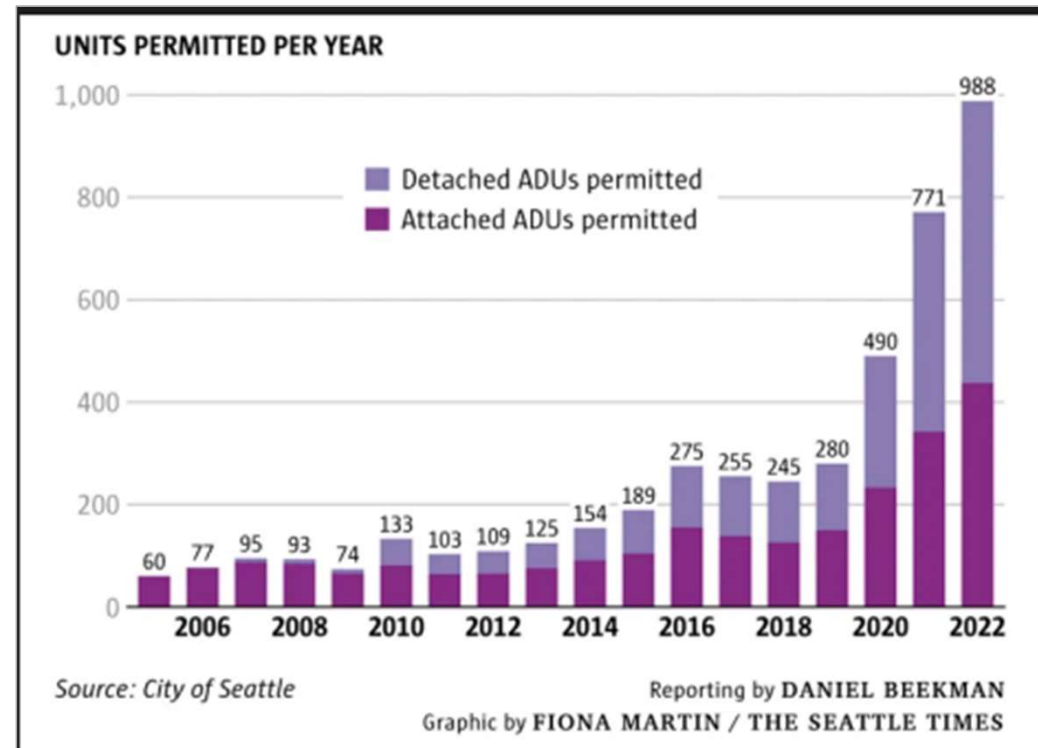
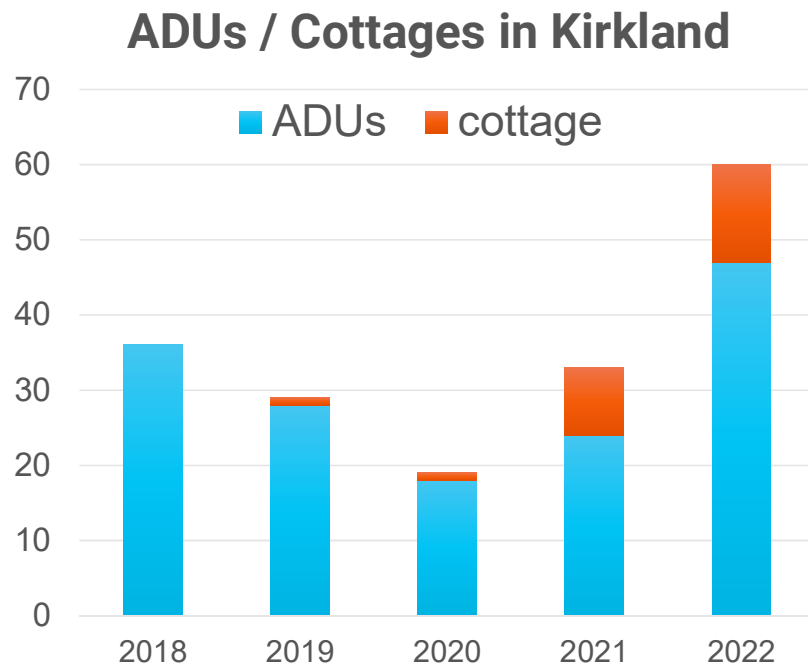
Four insights about these GMA housing bills

- **E2SHB 1110, EHB 1337, and EHB 1293** all mandate reforms to **development regulations**, not comprehensive plans
- **E2SHB 1110 and EHB 1337 regulate by form and units per lot**, not dwelling units per acre
- **E2SHB 1110** provides for timely and predictable outcomes with **administrative design review** and **objective design standards**
- **EHB 1293** applies to all development, not just middle housing or ADUs, and provides clarity about **clear and objective development regulations**

Commerce Implementation

- \$4M in middle housing grants, statewide.
- Commerce will produce a **model middle housing ordinance(s)** by December 31, 2023.
- Commerce also to provide
 - **Guidance** to address options
 - Details on the content of a parking study

Expect Incremental Development



Grant Programs for Housing Policy

- **Periodic update funding** – Formula, \$10M per year, 24 months before update
- **Middle housing grants**, and ADUs – Competitive, \$4M July 2023 from GMS
- **Permitting streamlining** – From GMS, July 2023
- **Connecting (Affordable) Housing to Infrastructure Program (CHIP)**, \$55M from GMS
- **TOD Affordable housing grants** - \$50M from Housing Trust Fund (\$25 from Amazon Housing Equity Fund), Jan 2024