

# Analysis of Middle Housing & TOD Bills

Growth Management Policy Board

June 1, 2023



Puget Sound Regional Council



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# Middle Housing Bill Analysis

**Purpose:** High-level, broad brush stroke analysis to quantify rough scale of bill's impact within PSRC's four-county region

**Bill version:** Engrossed Second Substitute House Bill 1110 as amended by Senate Ways and Means Committee (HB1110-S2.E AMS WM)



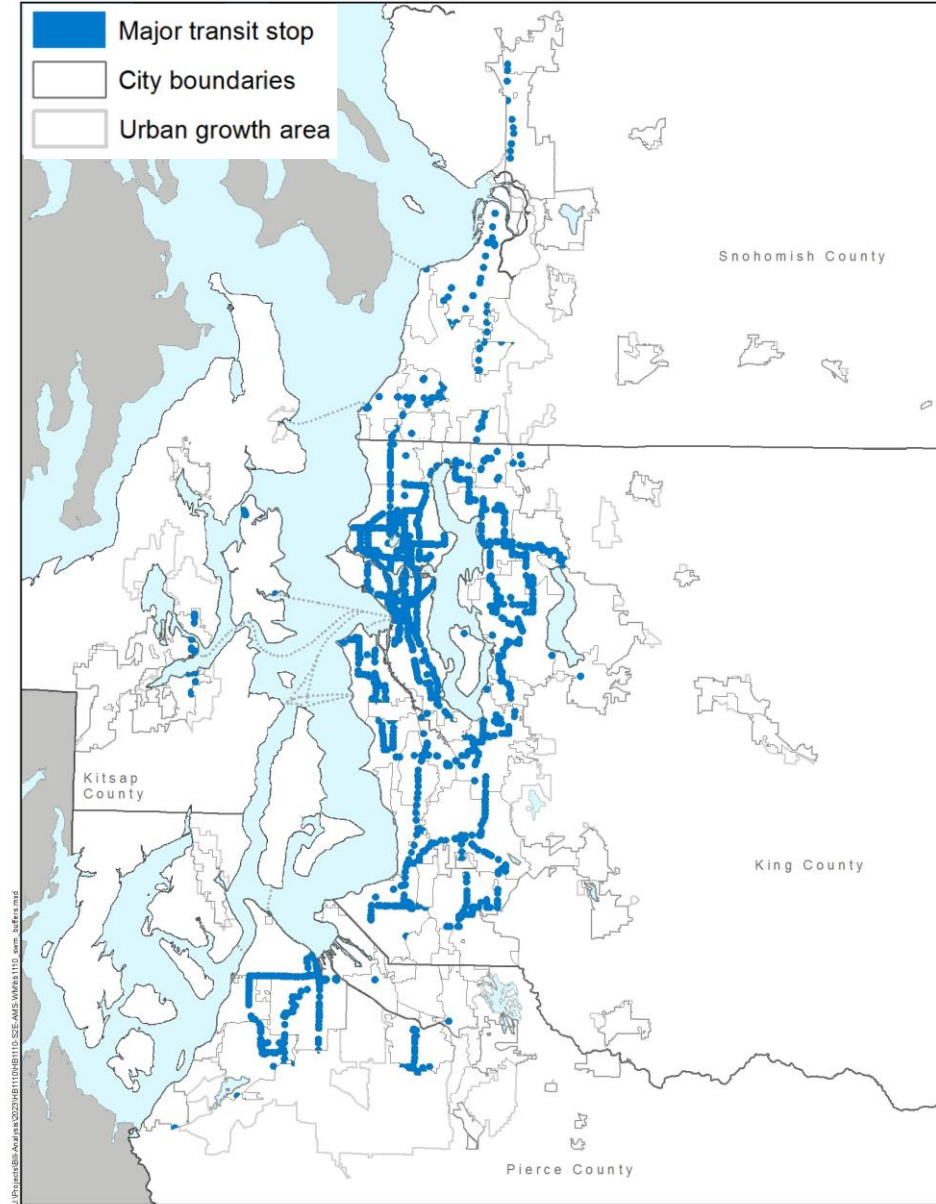
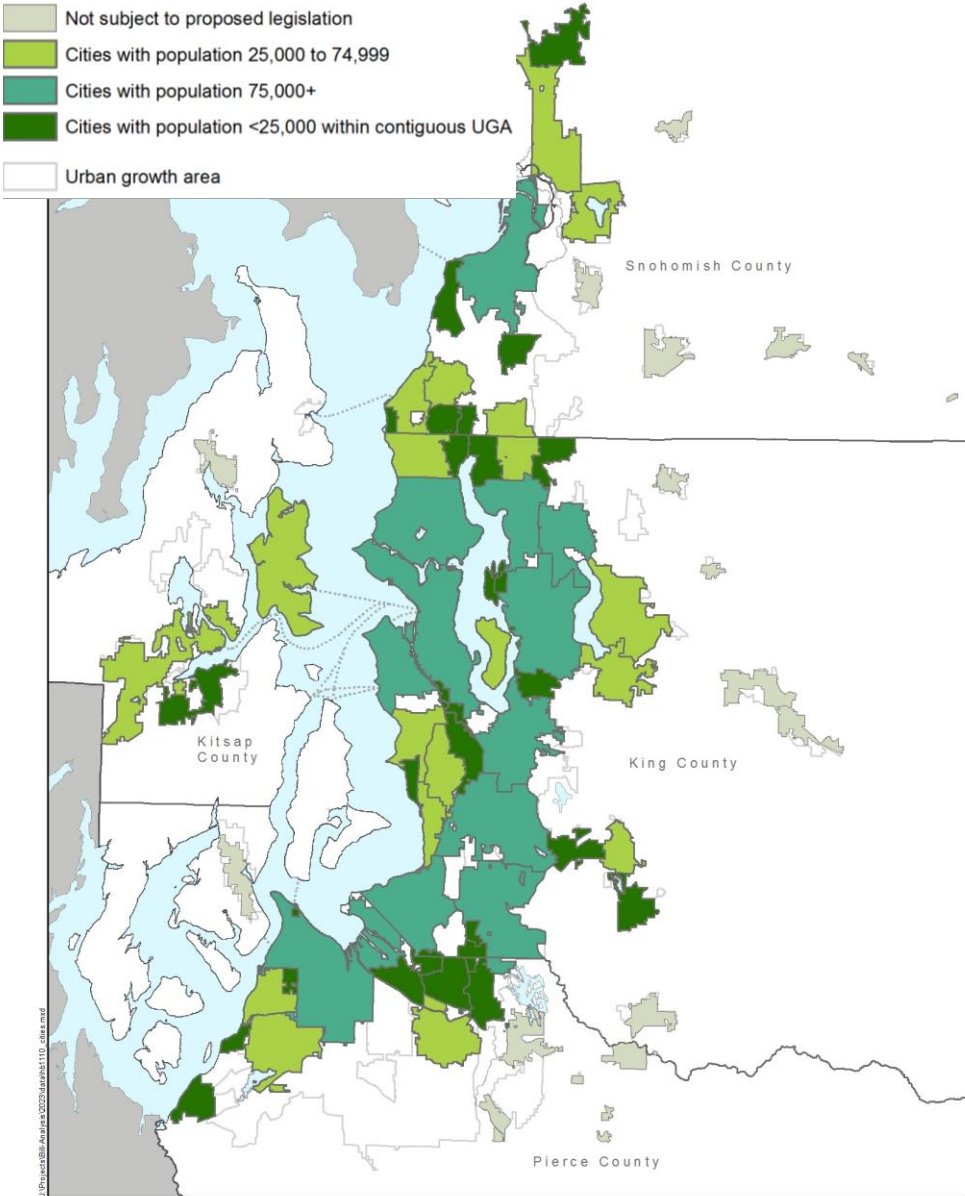
# Guiding Questions

1. How many parcels are subject to the proposed bill, and where are they located?
2. Which parcels are more likely to develop or redevelop over the next 20–30 years?
3. What is the rough scale of middle housing development that could occur on parcels more likely to develop or redevelop?



# Cities subject to proposed legislation

# Areas subject to TOD requirements



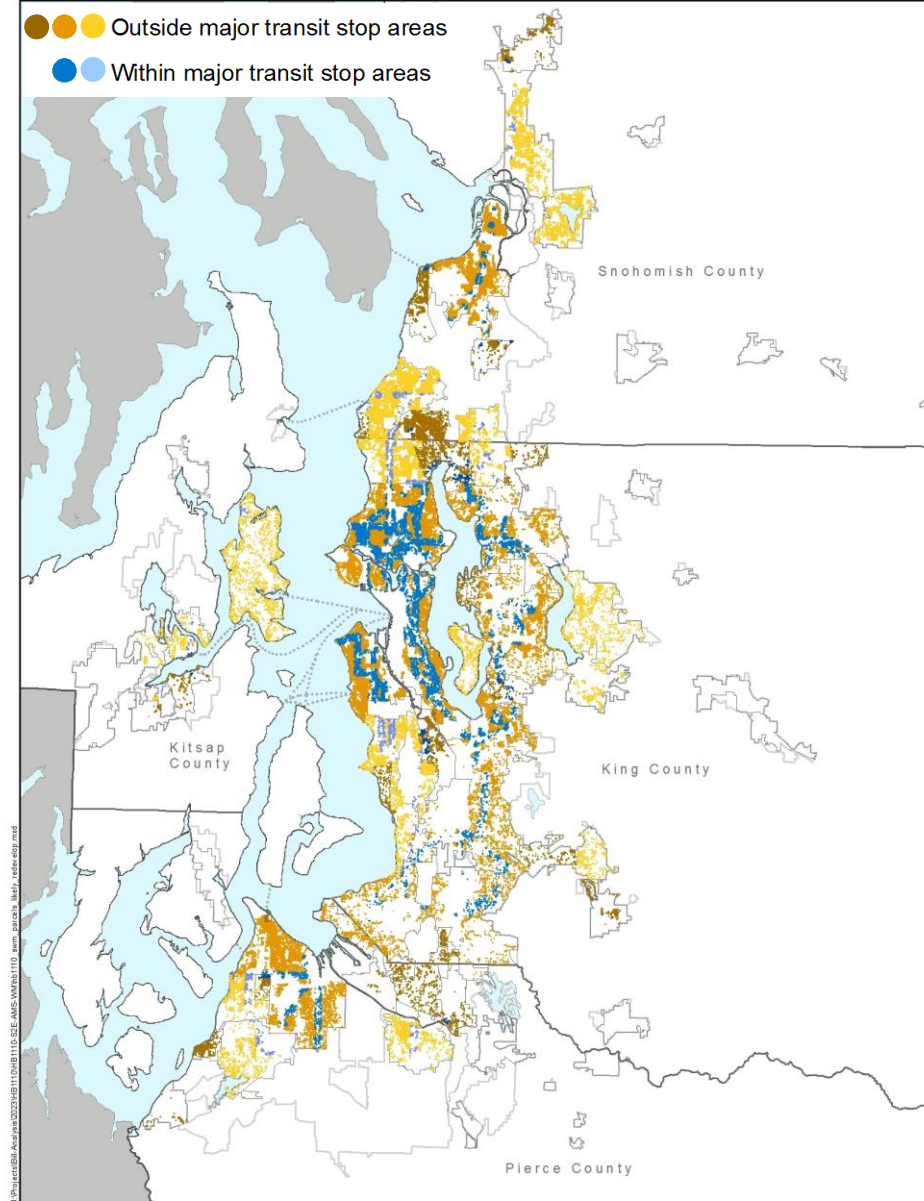
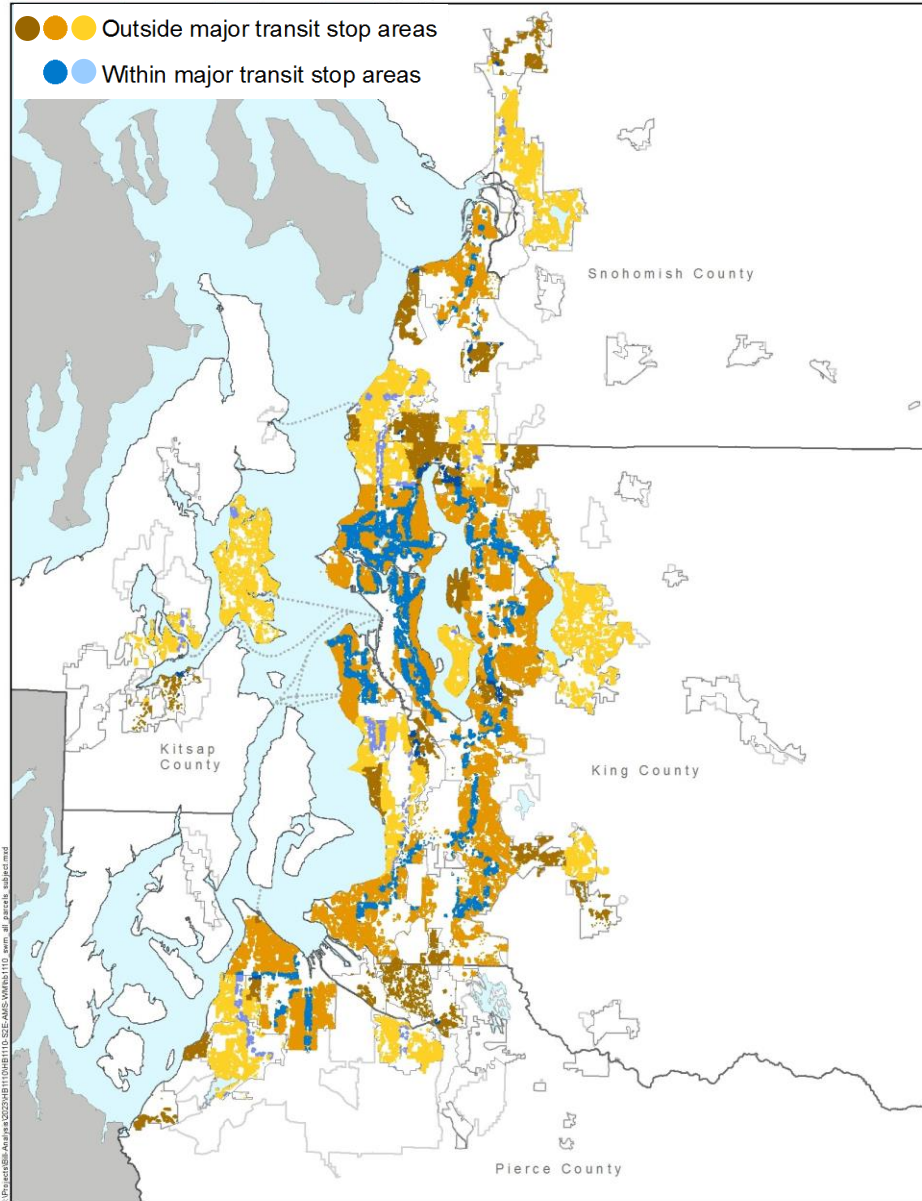
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Stanwood, Darrington, Skykomish and Eatonville (not pictured) are not subject to the legislation

# Parcels subject to proposed legislation

# Parcels more likely to develop or redevelop



# Estimate middle housing production on parcels more likely to develop or redevelop

- Comparison Table of middle housing production scenarios → **75,000 to 150,000 net new units**

	Dwelling units Tier 1 cities	Dwelling units Tier 2 cities	Dwelling units Tier 3 cities	Dwelling units Total
Maximum Capacity Scenario	48,000	236,000	16,000	<b>300,000</b>
Mid-High Scenario – 50% of maximum	24,000	118,000	8,000	<b>150,000</b>
Mid-Low Scenario – 33% of maximum	16,000	78,000	5,000	<b>100,000</b>
Low Scenario – 25% of maximum	12,000	59,000	4,000	<b>75,000</b>

*Note: Tier 1 Cities: Population 25,000-74,999. Tier 2 Cities: Population 75,000+. Tier 3 Cities: Population <25,000, within contiguous UGA.. Numbers may not add due to rounding.*

# TOD Bill Analysis

**Purpose:** Mapping analysis to inform geographic coverage of the proposed legislation within PSRC's four-county region

**Bill versions:** Engrossed Substitute Senate Bill 5466 (SB5466-SE) and bill as amended by House per Representative Reed (SB5466-SE AMH REED)



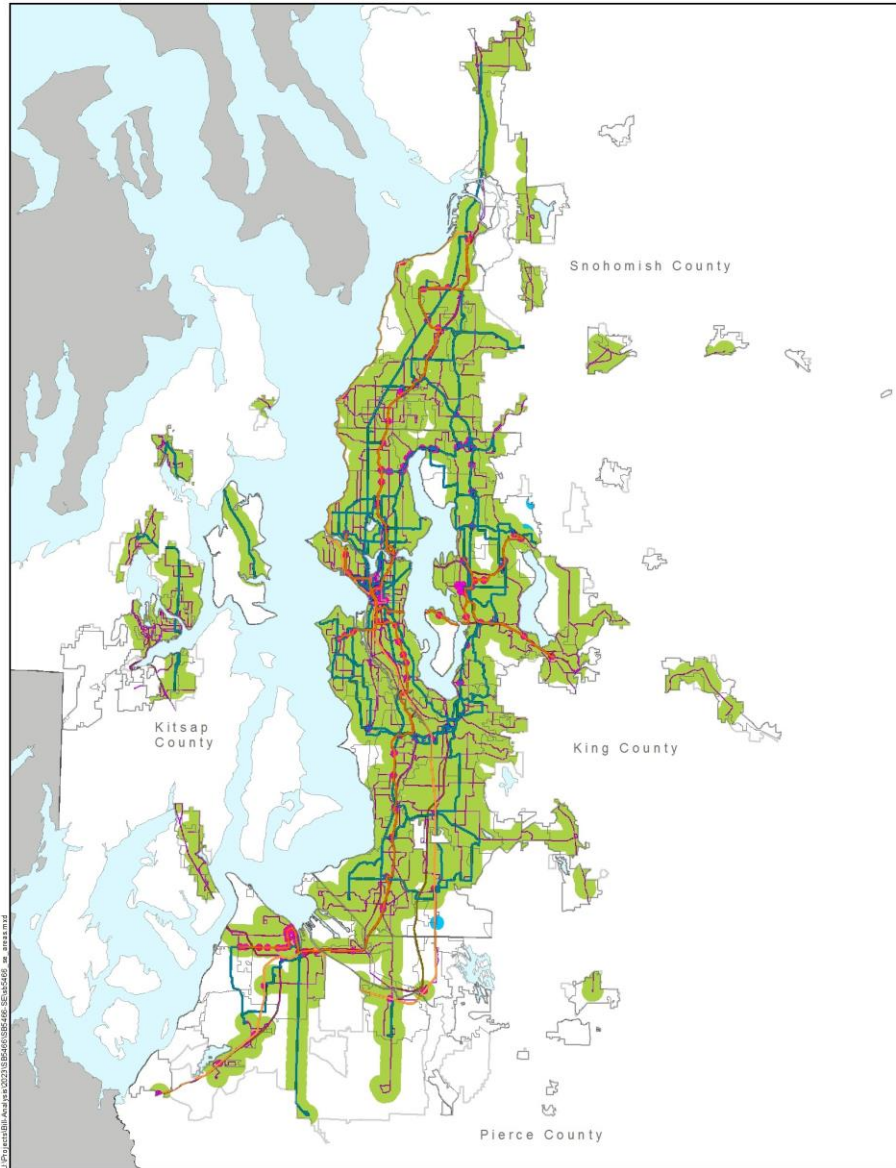
# TOD Areas per SB5466-SE

	Major Transit Station/ Station Hub	Major Transit Stop/ Station Area 1	Frequent Bus Stop/ Station Area 2	Current Stations	Future Funded Stations
Zoning requirement	6.0 FAR	4.0 FAR	4.0 FAR		
Buffer distance	1/4 mile	3/4 mile	1/2 mile		
Transit type:					
- Light rail	X	X		X	X
- Commuter rail	X	X		X	X
- Fixed guideway transit	X	X		X	X
- BRT - SoundTransit Stride	X	X		X	X
- BRT - Other		X		X	X
- HOV bus		X		X	X
- Frequent service bus			X	X	
- Ferry terminals	n/a	n/a	n/a	n/a	n/a



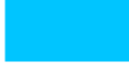











# TOD Areas per SB5466-SE (Mapped)



## Legend

-  Station hub
-  Station area 1
-  Station area 2
-  Light Rail
-  Commuter Rail
-  Bus Rapid Transit
-  Streetcar
-  HOV Bus
-  City boundaries
-  Urban growth area

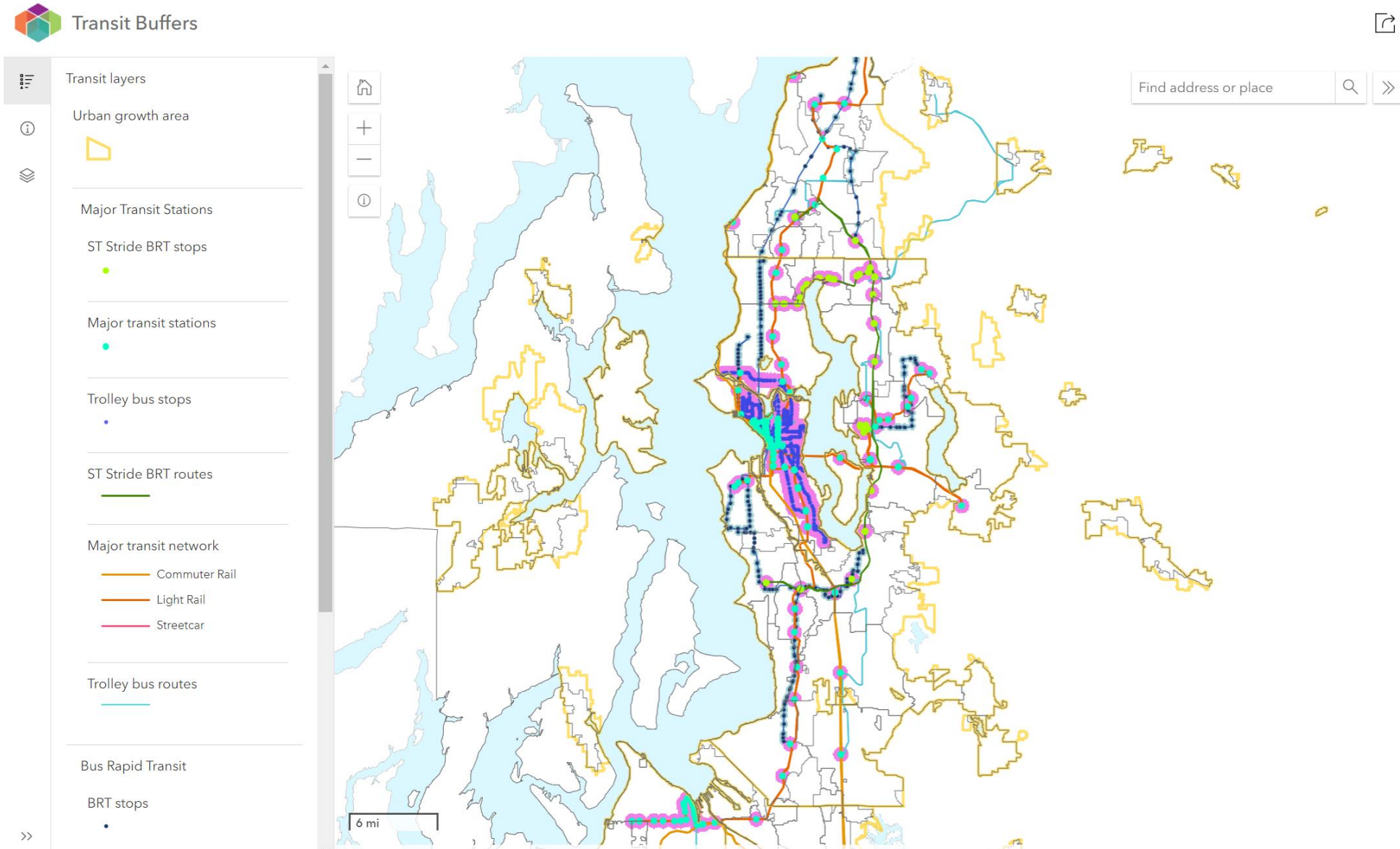


# TOD Areas per SB5466-SE AMH REED

	Major Transit Station/ Station Hub	High Capacity Transit Station Area	Bus Rapid Transit (BRT) Station Area	Current Stations	Future Funded Stations
Zoning requirement	n/a	3.5 FAR	2.5 FAR		
Buffer distance	n/a	1/2 mile	1/4 mile		
Transit type:	n/a				
- Light rail	n/a	X		X	X
- Commuter rail	n/a	X		X	X
- Fixed guideway transit	n/a	X		X	X
- BRT - SoundTransit Stride	n/a	X		X	X
- BRT - Other	n/a		X	X	X
- HOV bus	n/a	n/a	n/a	n/a	n/a
- Frequent service bus	n/a	n/a	n/a	n/a	n/a
- Ferry terminals	n/a	n/a	n/a	n/a	n/a



# TOD Areas per SB5466-SE AMH REED (Mapped)



# Next Steps

- Finalize data and mapping analyses of both bills
- Make data available for public sharing
- Consider refinements and alternate approaches to analyzing TOD bill





# ***Thank You!***

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