



Passport to 2044: GMA Legislation Review of HB 1110 & HB 1337

June 28, 2023



Puget Sound Regional Council



Washington State
Department of
Commerce

Housing

- **More moderate income opportunities**
 - **HB 1110** – Middle Housing (2025)
 - **HB 1337** – ADUs (2025)
 - **HB 1042** – conversion of existing buildings to create housing
- **SEPA reform**
- **SB 5466** – TOD – didn't pass
- 2021's **HB 1220** has key requirements for comprehensive plans

- All comments based on PSRC's initial review.

Middle Housing – HB 1110 & 1337

- Must allow at least 3 units per parcel in all urban areas
 - At least 6 in some cities near transit or with affordability
- Limits on SEPA appeals
- Existing covenants may restrict development
- Limits to **parking** requirements
- Commerce to review plans and regulations for compliance
- PSRC to review & certify plans



HB 1110 – Middle Housing



- Requires allowing “middle housing”
- 2-6 units per lot in most single-family zoning districts in many cities
- **Must be adopted 6 months after periodic deadline – by June 30, 2025, for PSRC cities**
 - *Deadline for Bainbridge Island is 2030
- Model ordinance takes effect if city fails to act
- Timeline extensions for infrastructure, anti-displacement
- May apply to 75% of area, with limits

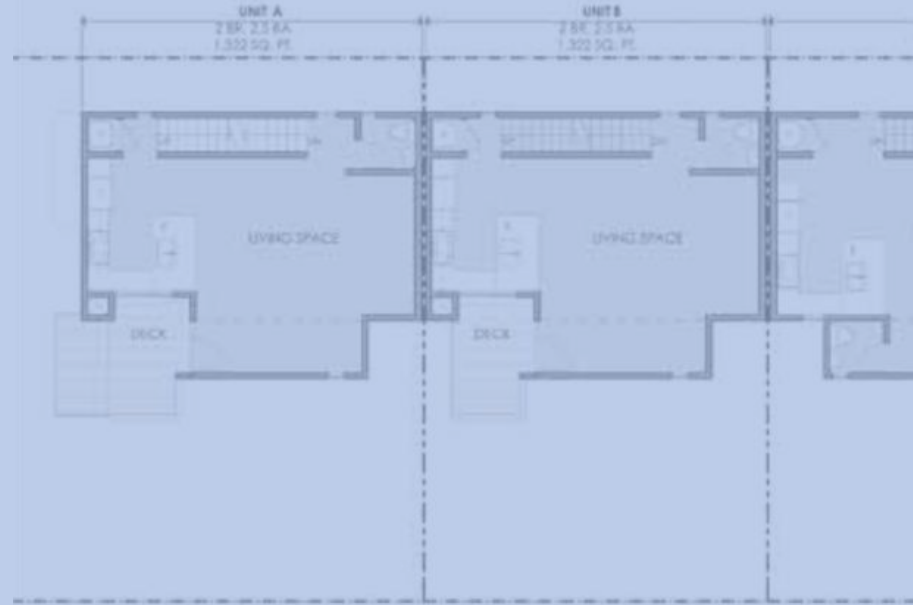


What does HB 1110 require?

In counties subject to GMA planning	Base requirement	Near transit	Affordable option Sec. 3(2)(a)
Cities > 75,000 pop Sec 3(1)(b)	4 units/lot	6 units/lot within ¼ mile walk of major transit stop	6 units/lot if 2 are affordable
Cities between 25,000 and 75,000 pop Sec. 3(1)(a)	2 units/lot	4 units/lot within ¼ mile walk of major transit stop	4 units/lot if 1 is affordable
Cities less than 25,000 contiguous to large city UGA in counties greater than 275,000 pop Sec. 3(1)(c)	2 units/lot		

Does the law allow for lot splits?

- Cities must allow for zero lot line short subdivisions to create lots for each unit allowed
Sec. 3.(5)
- Could be key to creating ownership opportunities
- Cities may need to adjust subdivision requirements



HB 1337 – Accessory Dwelling Units



- Requires allowing 2 accessory dwelling units in all single-family zoning districts sec. 4(1)(c)
- Applies to cities and counties within the Urban Growth Area
- **Must be adopted 6 months after periodic deadline – by June 30, 2025** (same as HB 1110) sec. 3(1)(a)
- Section 5 vetoed

HB 1337 Basic Requirements

- Must allow **detached units**
- Must allow at least 1,000 SF size of units
- Roof height allowed must be at least 24 feet
- Setbacks, etc., must not be more restrictive than for principal residence
- May not require **street improvements**
- **Impact fees** limited to 50% of the principal unit
- May not require owner occupancy
- Must allow sale as condominiums
Sec. 4(1)



How are the bills the same?



- Must allow at least 3 units in all urban areas
- Limits on SEPA appeals
- Existing covenants may restrict development
- Cannot require parking if within 1/2 mile walk of a major transit stop
- Commerce to provide guidance and to review plans and regulations for compliance
- May help address HB 1220 housing need requirements – but not for lowest income households



Limitations



- May restrict short-term rentals (1337)
- Critical areas restrictions still apply
- Consideration for public sewer, water availability



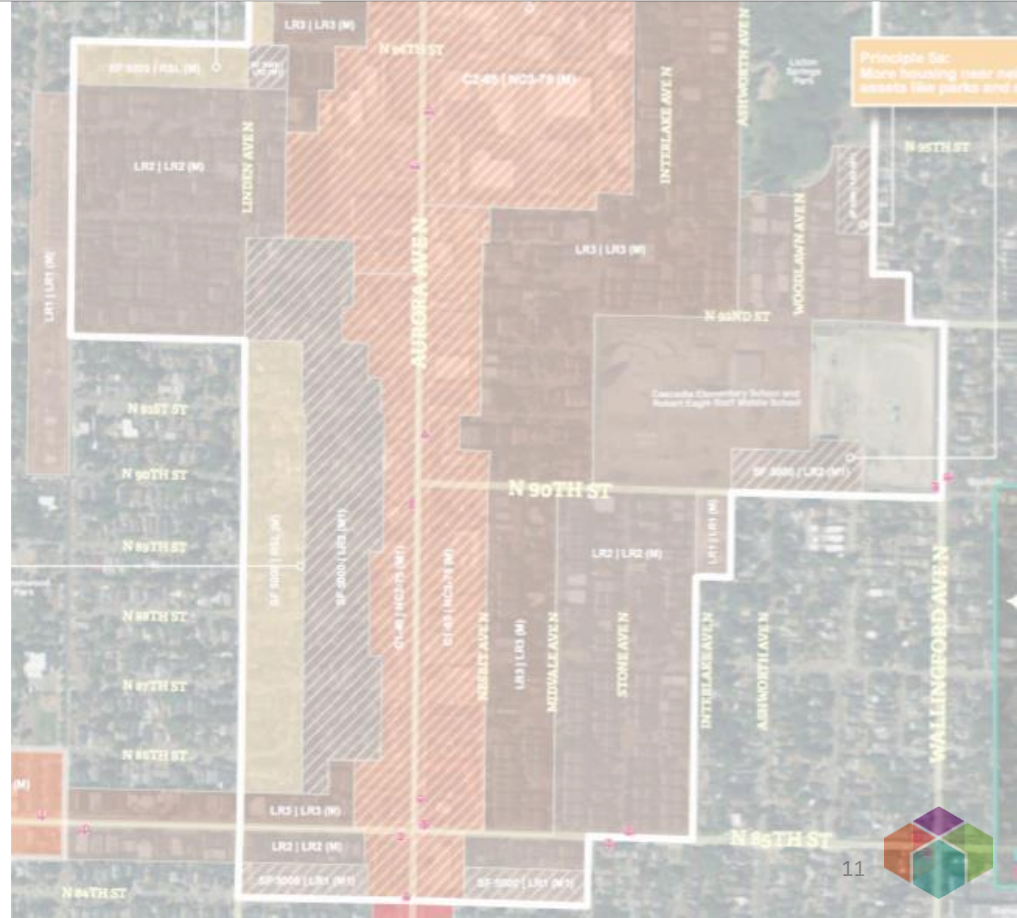
Do HB 1110/1337 solve my capacity issue?

Maybe.

- Likely to create additional housing capacity in many cities
- New capacity may be used to demonstrate meeting housing targets

However...

- Must document calculation of capacity, such as housing stock age, values, infrastructure, and extent of covenants
- May not address lowest income needs



A few scenarios

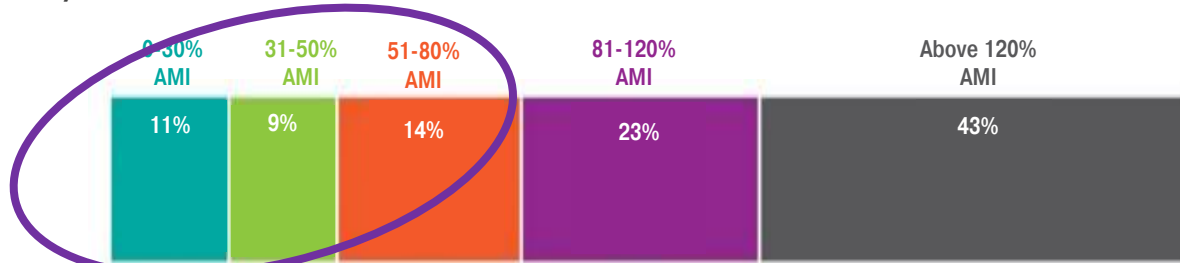
- In a rural area...
 - Neither bill applies
- In an unincorporated urban area...
 - New ADU rules apply, must allow for 2 ADUs in addition to principal unit
- In a city with pop less than 25,000...
 - New ADU rules applies; middle housing rules may apply if in contiguous UGA
- In a city greater than 25,000 pop...
 - Middle housing rules apply
 - ADUs may count toward MH units
 - Must allow at least 2 ADUs (3 total), even if only required to allow for 2x MH units



Key Housing Steps

For comprehensive plans:

1. Document housing capacity
2. Show capacity to meet target
3. Document housing need (HB 1220)
4. Show capacity of housing types to meet need
5. Identify, addresses barriers to affordable housing & racial disparities
6. Identify strategies to achieve housing types and affordability (HB 1220, 1110, 1337, etc.)



Housing Need by Income Level



Thank You!

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