



Housing Code Amendments WA State Middle Housing Compliance

City Council Briefing
January 7, 2025



Agenda

- Staff Presentation
 - State Requirements
 - Amendment Approach
 - Public Engagement Approach
 - Next Steps
- Questions and Feedback for Staff



Housing Legislation Implementation

Phase 1

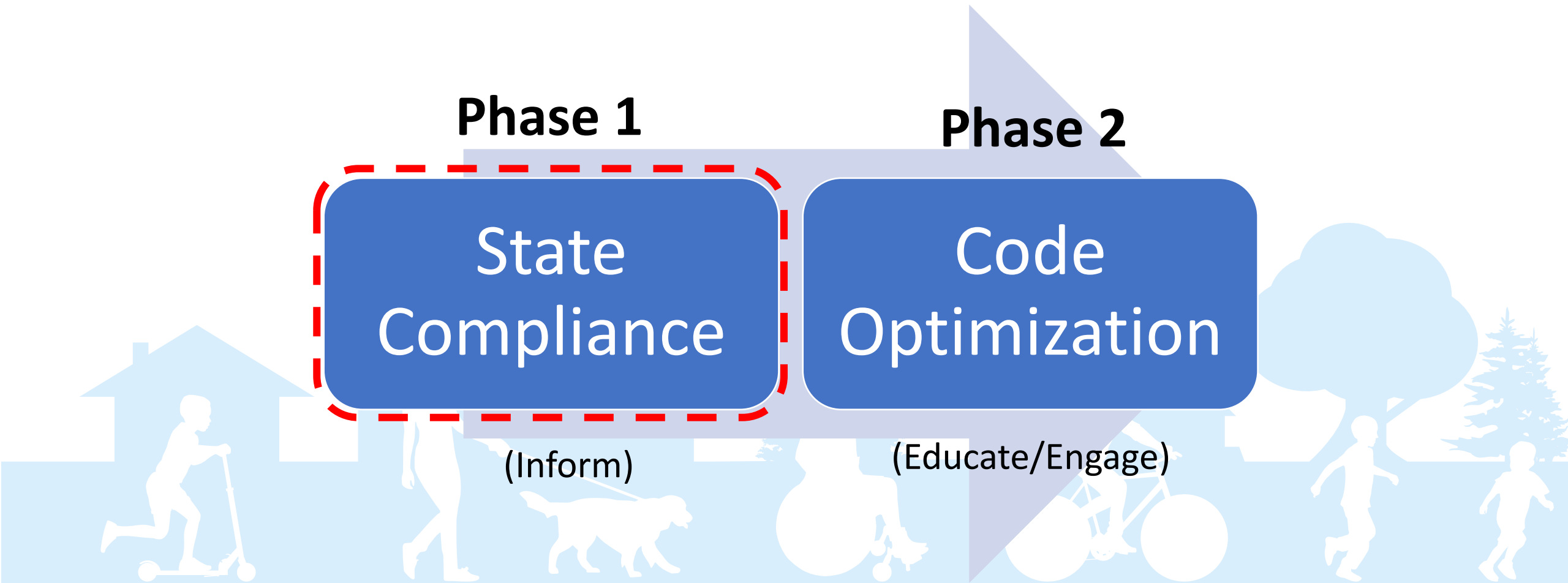
State
Compliance

(Inform)

Phase 2

Code
Optimization

(Educate/Engage)



Middle Housing (HB 1110 & ESHB 2321)

Purpose: Requires cities to allow middle housing types at minimum densities in predominately residential zones.

Gaps include:

- Density: 4 to 6 dwelling units/lot
- Housing Types: Must allow 6 of 9 housing types
- Limited development and design standards
- Lowers on-site parking requirements
- Reduced minimum lot sizes

Housing Types

Duplex

Triplex

Fourplex

Fiveplex

Sixplex

Townhouse

Stacked flats

Courtyard apartment

Cottage housing

Middle Housing Model Code

If local governments are not compliant with HB 1110 by deadline, the State model code would supersede all existing middle housing regulations. This may not be desirable because:

- Development standards would not be customized to unique conditions of Kirkland
- Access (driveway, pedestrian, etc.) standards would not be amended to accommodate increased density

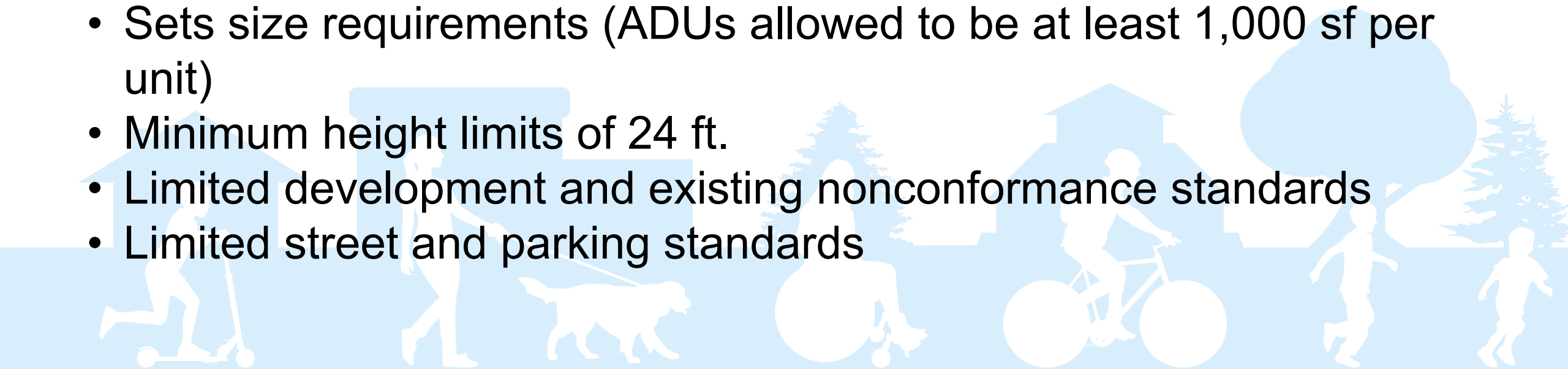


Accessory Dwelling Units (EHB 1337)

Purpose: Removes local regulatory barriers in ADU development.

Gaps include:

- Sets size requirements (ADUs allowed to be at least 1,000 sf per unit)
- Minimum height limits of 24 ft.
- Limited development and existing nonconformance standards
- Limited street and parking standards

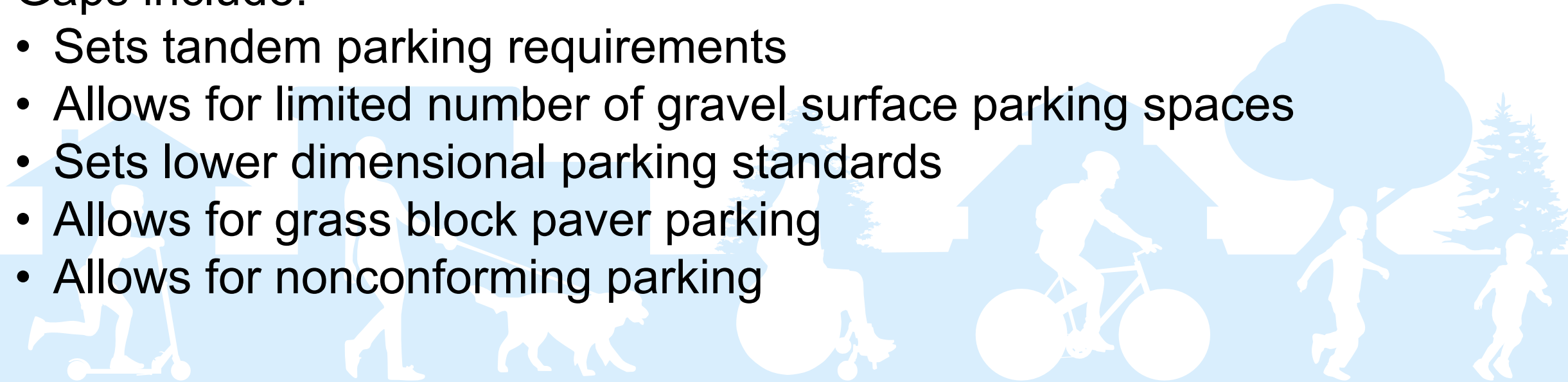


Residential Parking (SB 6015)

Purpose: Limits local residential parking requirements.

Gaps include:

- Sets tandem parking requirements
- Allows for limited number of gravel surface parking spaces
- Sets lower dimensional parking standards
- Allows for grass block paver parking
- Allows for nonconforming parking



Local Design Review (ESHB 1293)

Purpose: Requires local design review to use “clear and objective” standards that do not reduce development capacity.

Gaps include:

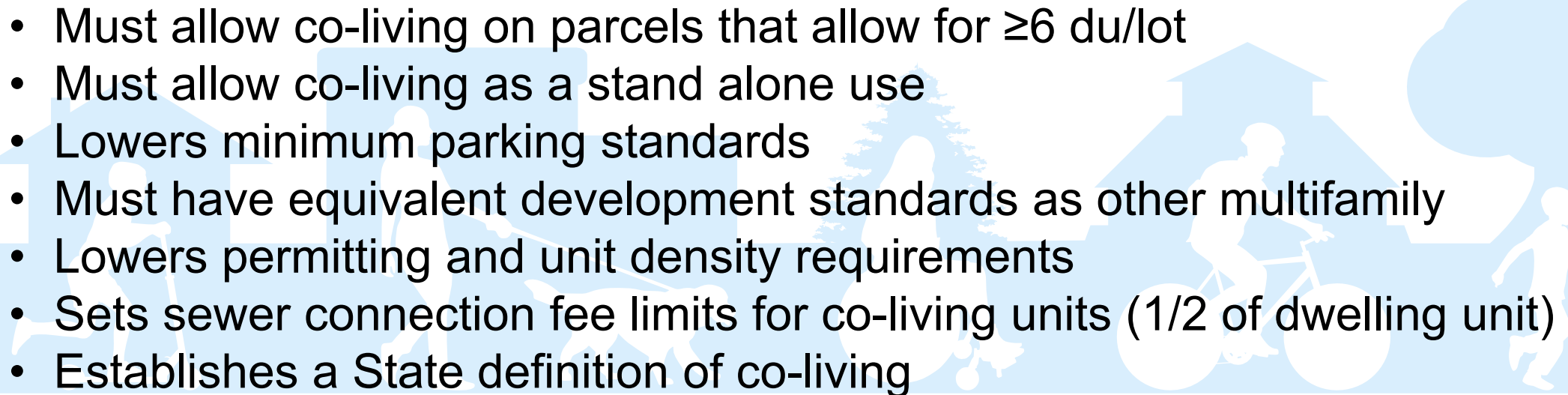
- Cities must employ clear and objective design regulations
- Standards must not reduce allowed density, bulk or scale allowed by zoning



Co-Living (ESHB 1998)

Purpose: Requires local governments to allow for co-living and prohibits them from imposing certain regulations or restrictions on co-living housing.

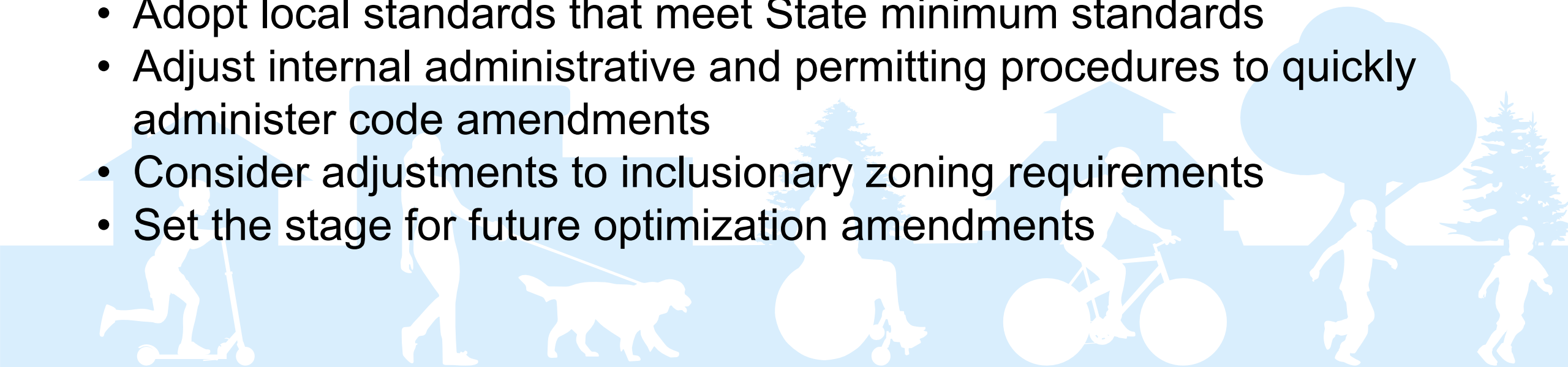
Gaps Include:

- Must allow co-living on parcels that allow for ≥ 6 du/lot
 - Must allow co-living as a stand alone use
 - Lowers minimum parking standards
 - Must have equivalent development standards as other multifamily
 - Lowers permitting and unit density requirements
 - Sets sewer connection fee limits for co-living units (1/2 of dwelling unit)
 - Establishes a State definition of co-living
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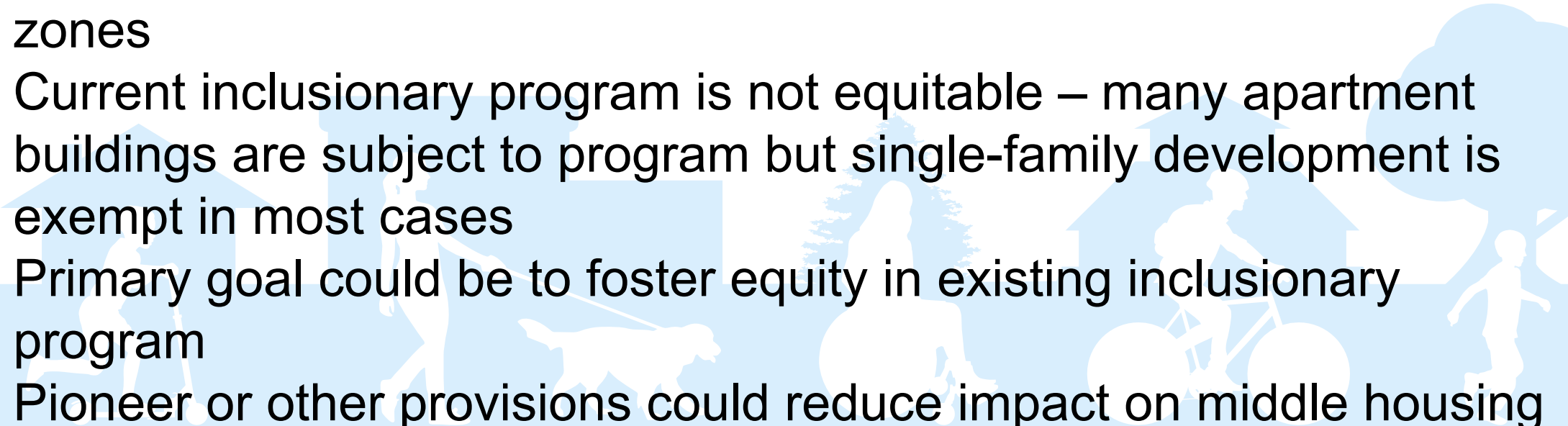
Amendment Approach

Time Limit: Many of these State mandates must be adopted by June 30, 2025.

- Adopt local standards that meet State minimum standards
- Adjust internal administrative and permitting procedures to quickly administer code amendments
- Consider adjustments to inclusionary zoning requirements
- Set the stage for future optimization amendments



Preliminary Thinking About Inclusionary Zoning

- WAC 365-196-870 authorizes inclusionary zoning, but new requirements must be paired with new development allowances (higher densities, heights, etc.)
 - Phase 1 would entail new development allowances in lower-density zones
 - Current inclusionary program is not equitable – many apartment buildings are subject to program but single-family development is exempt in most cases
 - Primary goal could be to foster equity in existing inclusionary program
 - Pioneer or other provisions could reduce impact on middle housing
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Public Engagement

Outreach: Consider limited time for required compliance. Outreach should build on Comp Plan outreach.

- Centralized “Housing” webpage
- Email List
- Handouts
- Focus Groups
- Open House
- Other engagement tools as warranted, such as social media/mailers



Next Steps

Tentative Schedule: State-mandated amendments require adoption by June 30, 2025. This schedule allows for an adoption buffer of about 1 month.

Meetings/Open House	Meeting Date/Timeframe
Planning Commission (PC) Briefing	November 14, 2024
City Council Briefing	January 7, 2025
Transportation Commission (TC) Briefing	January 22, 2025
Joint PC/TC Study Session	February 27, 2025 (tentative)
Public Open House	February 27 (tentative, prior to joint study session)
PC Public Hearing	March 27, 2025
City Council (1 st Review)	April 15, 2025



Questions for Council

1. Does Council have any questions or feedback on staff's recommended, phased code amendment approach to achieve the State-mandated residential code compliance?
2. Are there any additional studies that should be conducted as part of this phase of code amendments to meet minimum compliance?
3. Does Council have any questions or feedback on staff's public engagement plan?
4. Is there any additional information that Council would find helpful for staff to include in a future briefing (if desired) on this phase of code amendments?

