



Middle Housing Code Amendments

*City Council Briefing
March 18, 2025*



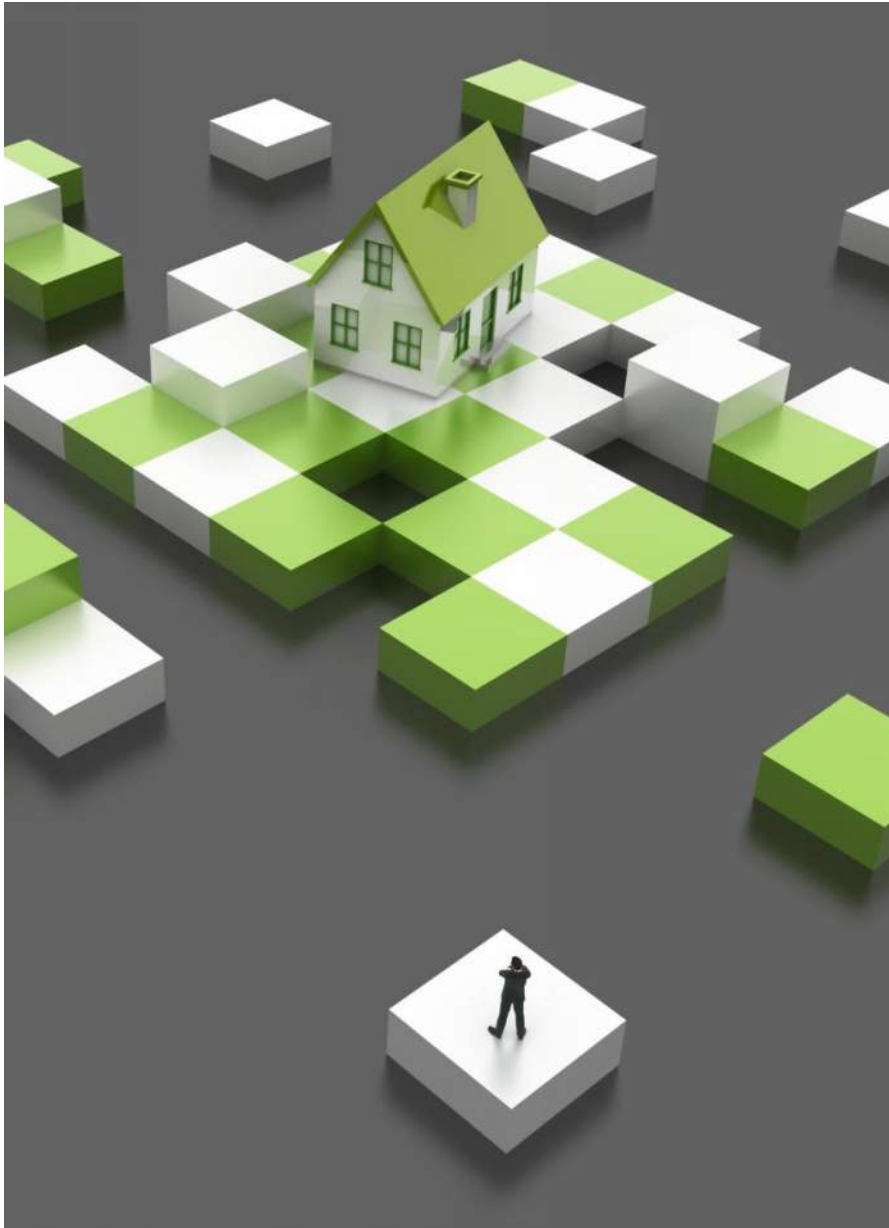
Agenda for Discussion

- Public, Planning Commission, and Council Feedback
- Updating the Zoning Code: Response to Feedback
 - Density
 - Housing Types
 - Affordable Housing
- Upcoming Meetings
- Discussion

What we heard from the public

1. Support for phased approach to code updates.
2. The City is advocating for more density than the State requires.
3. Support for defining housing types in zoning code, but the City should not allow all 9 everywhere.
4. The City's affordable housing options go beyond what the State requires.
5. New affordable housing requirements would make middle housing development infeasible.





PC & Council Feedback

- ADU Density Options:** Explore different approaches to regulating the density of Accessory Dwelling Units (ADUs), such as counting them towards maximum density.
- Allowed Housing Type:** Analyze whether all housing types are necessary/useful everywhere.
- Affordable Housing Options:** Explore affordable housing options 3 and 4, with a focus on:
 - Smaller projects (starting at 1 unit)
 - Incentives (regulations that make it easier to develop middle housing)
 - Clear inclusionary requirements
 - Exempt smaller housing units and additions to existing homes
 - Ensure that requirements do not overly constrain new projects
 - Consider options for vesting or delaying affordable housing code implementation.

Density:

(density may prohibit certain housing types)

Existing	Option 1	Option 2
2x zoned density	4 to 6 units per lot; or	4 to 6 units per lot; or
ADUs not included in density calculation.	2x zoned density.	2x zoned density.
2 ADUs per property.	ADUs not included in density calculation.	Include ADUs in density calculation.
	1 ADU per unit.	-or- 2 ADUs per property.

Option 1 – Presented to PC and Council.

Option 2 – Based on preliminary PC and Council feedback.

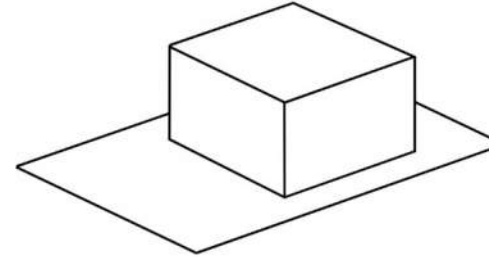
Density

(Examples and Illustrations)

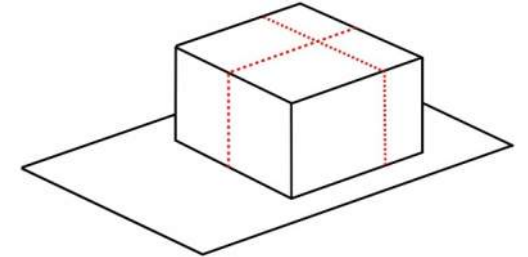
Example: 8,000 sf lot in low density zone (50% FAR and Lot Coverage)

	Density	.5 FAR	.5 Lot Coverage
Base Zoning	1 dwelling unit	One 4,000 sf unit	On 4,000 sf of lot coverage
Existing 113 (two units + ADUs)	2 dwelling units + 2 ADUs	Two 1,200 sf units + two 800 sf ADUs	On 4,000 sf of lot coverage
State/Opt 2 (four units)	4 dwelling units	Four 1,000 sf units	On 4,000 sf of lot coverage
State/Opt 2 (six units)	6 dwelling units	Six 666 sf units	On 4,000 sf of lot coverage
Option 1 (six units + ADUs)	6 dwelling units + 6 ADUs	Six 333 sf units + six 333 sf ADUs	On 4,000 sf of lot coverage

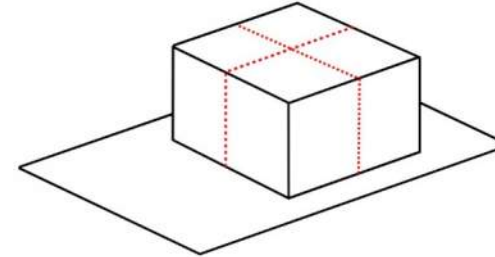
1 dwelling unit



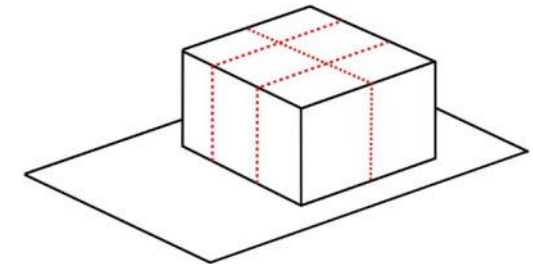
2 dwelling units + 2 ADUs



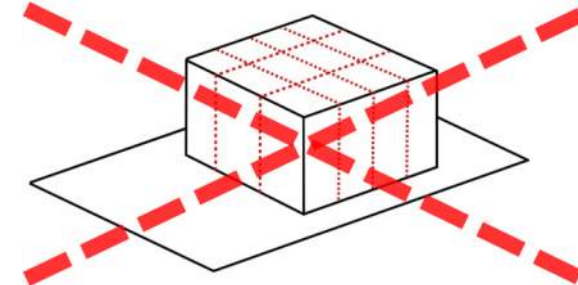
4 dwelling units



6 dwelling units



6 dwelling units + 6 ADUs



Proposed Housing Types – Low Density

Note: Not all typologies as shown may be compliant with maximum zoned densities and massing restrictions: i.e. maximums on floor area ratio, lot coverage, and building height.



Source: The Urbanist

Proposed Housing Types – Multifamily

Note: Not all typologies as shown may be compliant with maximum zoned densities and massing restrictions: i.e. maximums on floor area ratio, lot coverage, and building height.



Duplex



Triplex



Fourplex



Fiveplex



Sixplex



Courtyard Apartments



Cottage Housing



Townhouses



Stacked Flats

Source: The Urbanist



State Affordable Housing Requirements

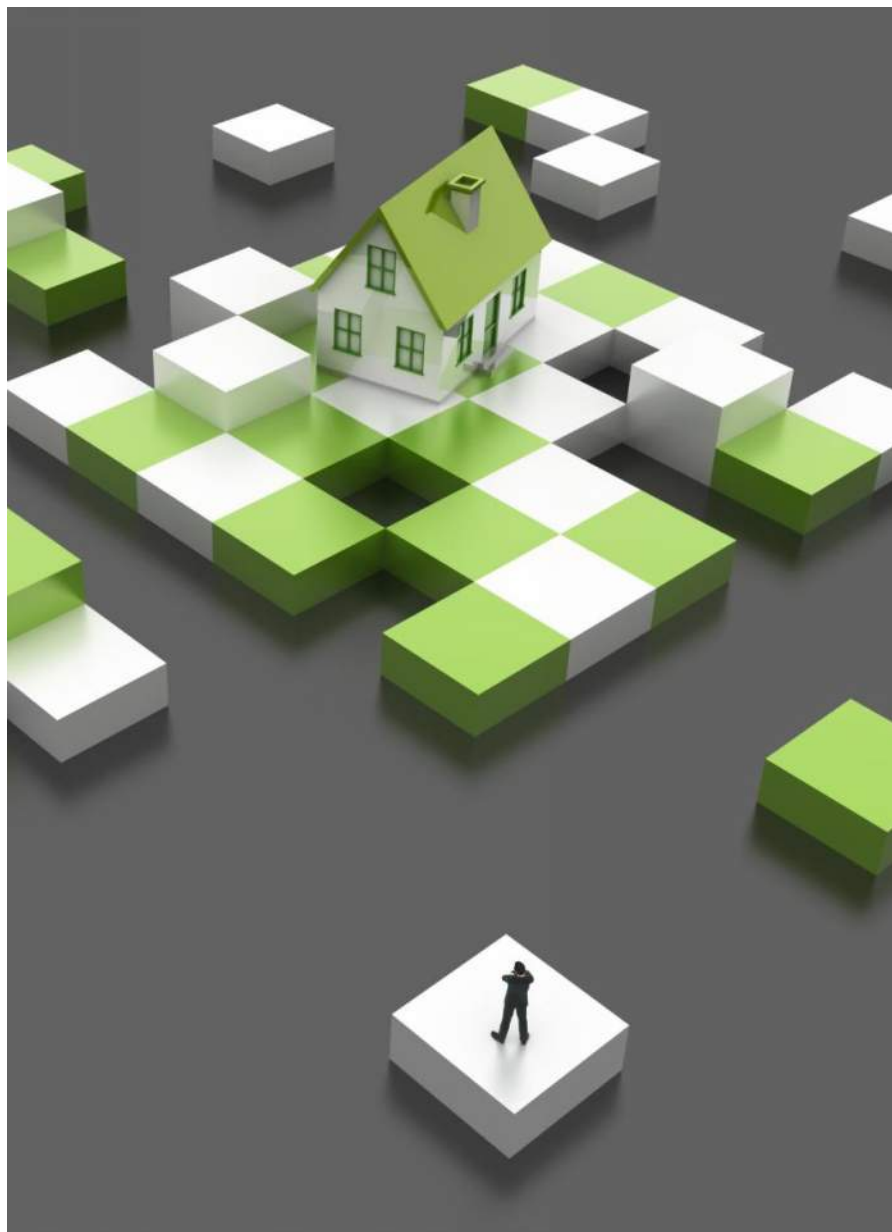
Minimum Density and Affordable Housing

The State code does not require affordable housing beyond the minimum density requirements (six units per lot).

Affordable Housing Standards

For housing beyond $\frac{1}{4}$ mile of a major transit stop, the fifth and six units must be affordable at:

- 60% area median income (AMI) (renter-occupied), or
- 80% AMI (owner-occupied).



PC Guidance Option: Affordable Housing

Minimum Unit Application: 1 unit or more

Affordable Requirement: 10 percent affordable or payment in-lieu at 50 percent AMI (rental) or 100 percent AMI (owner-occupied)

Size Exemption: Housing units of up to 1,700-2,000 square feet would be exempt. Exempting most middle housing.

Renovations and Rebuilds: Exempt from inclusionary requirements.

Delayed Effective Date: Adoption in Phase 1 with delayed effective date. Allow existing, in-progress projects to avoid new inclusionary requirements.

Affordable Housing Requirement and Proposed Options

	Option 1: State Req.	Option 2: (1+ unit with delayed effective date)	Option 3: Defer all action to Phase 2
Minimum Unit Application	5+ (2 affordable up to 6 units)	1+	Defer inclusionary requirements to Phase 2 for integration with an optimized middle housing code.
Affordable Requirement	60% AMI (renter- occupied) 80% AMI (owner- occupied)	10% Affordable at: <ul style="list-style-type: none"> 50% AMI (renter- occupied) 100% AMI (owner- occupied) 	
Option: Size Exemption (Units ≤ 1,700 – 2,000 sq. ft)	N/A	Yes	
Option: Exempt retained units.	N/A	Yes	
Option: Does not apply added sq. ft. on existing units.	N/A	Yes	

Upcoming Meetings

MBAKS Middle Housing Forum, March 25, 2025

City staff will provide a briefing to local builders on approach to proposed code amendments and how to track them.

Finn Hill Neighborhood Alliance, March 26, 2025

City staff will provide a briefing to the public on proposed code amendments.

Transportation Commission, March 26, 2025

City staff will provide a second briefing on the code amendments to Transportation Commission.

Planning Commission, March 27, 2025

City staff will present second round of draft code to Planning Commission.

City Council, April

City staff will present second round of draft code to City Council.



Discussion

ADUs and Density Calculations:

- Option 1: Include ADUs in Density Calculations.
- Option 2: Exempt ADUs from Density but Limit to Two Per Property.

Range of Permitted Housing Types:

- Option 1: Limit Housing Types (6 in Low-Density, 8 in Multifamily zones).
- Option 2: Allow All Nine Housing Types Citywide.

Timing and Approach to Affordable Housing Requirement:

- Option 1: Adopt State Inclusionary Requirements with Phase 1.
- Option 2: Develop and adopt Planning Commission Guidance Option.
- Option 3: Defer Adoption of Inclusionary Requirements to Phase 2.

