

EVERYONE NEEDS A HOME

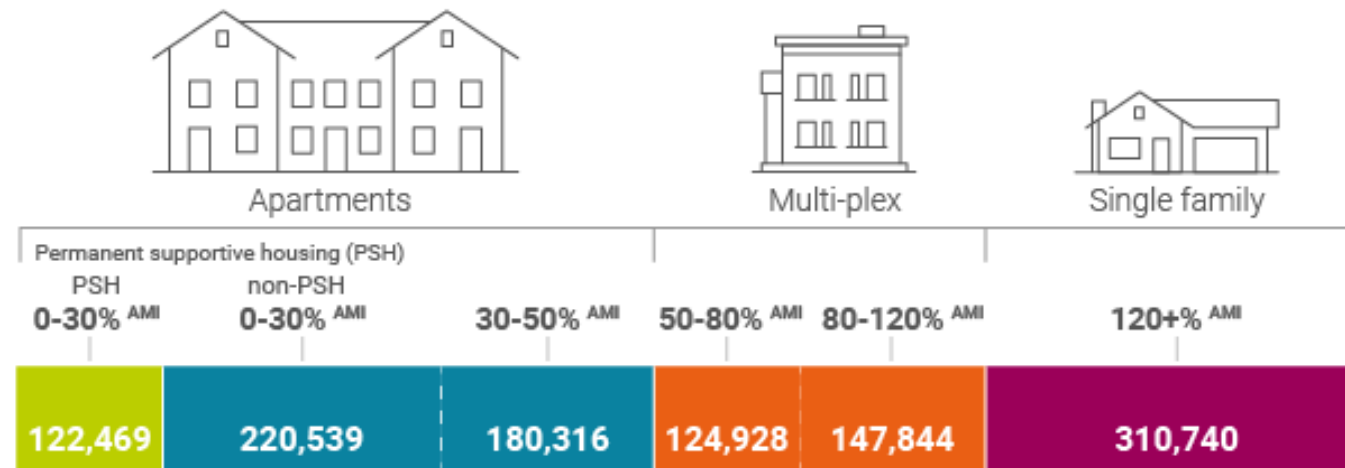


THE PROBLEM

- Shortage 150 – 250k
- 1m needed over next 20 years
 - Half at 30-50-% AMI
- 55k more homes per year over the next 20 years
- Average 45k homes per year



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)

WHY IT MATTERS

Housing shortage impacts

- ↑ Rents
- ↑ Mortgages
- ↑ Homelessness
- Climate change

National Trend of State Level Action

- Or, CA and WA



SOLUTION

- Diverse housing options
- HB 1110 - 75k to 150k more homes over the next 20 to 30 years
- Average of 6,700 homes per year statewide.



WA lawmakers' 'year of housing' could ease the affordability crisis

The Legislature passed 10 laws and put \$1 billion toward one of Washington's most pressing problems: a statewide lack of accessible shelter.

by Joseph O'Sullivan / May 12, 2023



Capitol Hill and Bellevue seen from the Space Needle on Friday, May 20, 2022. (Amanda Snyder/Crosscut)

2023 HOUSING BILLS

- SEPA reform
- ADUs HB 1337
- Existing buildings for housing
- Design review
- Streamlining development regulations
- Condo reform
- Middle housing



LOCAL GOVERNMENT SUPPORT

- \$10m updating & implementing comp. plans & development regs
- \$6m to administer grants & provide tech. assistance to cities/counties
- \$500k WA state zoning map
- \$3.464m – local permit review
- \$3m grants to local govts
- \$600k planning students



HB 1110 - WHAT IT DOES

Cities between 25,000 – 75,000 residents

- Two units everywhere
- Four units within $\frac{1}{4}$ mile walking distance of major transit stop
- Four units anywhere when one unit is affordable

Cities with more than 75,000 residents

- Four units everywhere
- Six units within $\frac{1}{4}$ mile walking distance of major transit stop
- Six units anywhere when two units are affordable

*Cities under 25,000 residents and within the contiguous urban growth area of the largest city of a county with a population of 275,000 are only required to allow two units per lot in all residential zones.

HB 1110 - STIPULATIONS

Alternatively, cities can choose to implement the density requirements above for 75 percent of their city. The lots in which the density is not implemented must include:

- Areas at high risk of displacement
- Areas with an infrastructure deficiency
- Critical areas and other environmentally sensitive areas

The lots in which the density is not implemented may not include:

- Any areas where the exclusion would further racially disparate impacts
- Areas within ½ mile walking distance of major transit
- Areas with known racially restrictive covenants

HB 1110 - IMPLEMENTATION

- Cities that have already adopted similar zoning policies before Jan 1, 2023, may continue with their plan with approval from the Department of Commerce.
- This legislation does not pre-empt local development regulations like critical area or tree canopy ordinances and shoreline master programs.
- Requires that middle housing meet the same requirements as single-family homes.
- Implementation of the bill runs concurrently with a city's next Comprehensive Planning update.



REP. JESSICA BATEMAN
DISTRICT 22
JESSICA.BATEMAN@LEG.WA.GOV