

# House Bill 1110 Overview



# Tiers

Tier 1 - Cities  $> 75,000$ : Fourplexes Everywhere; Sixplexes  $< \frac{1}{4}$ -Mile Of Major Transit Stop Or If Two Units Are Affordable

Tier 2 -  $25,000 < \text{Cities} < 75,000$ : Duplexes Everywhere; Fourplexes  $< \frac{1}{4}$ -Mile Of Major Transit Stop Or If One Unit Is Affordable

Tier 3 - Cities  $< 25,000$  And In UGA Contiguous With The Largest City In County  $> 275,000$ : Duplexes Everywhere



# Alternative Compliance Path

**75 percent of lots must allow required densities, with limitations:**

The excluded 25 percent must include all environmentally critical areas, and all areas delaying the bill's implementation based on displacement risk or lack of infrastructure

The excluded 25 percent may not include any areas that had historic exclusionary covenants, or areas where retention of existing zoning would exacerbate racially disparate impacts



# Other Provisions

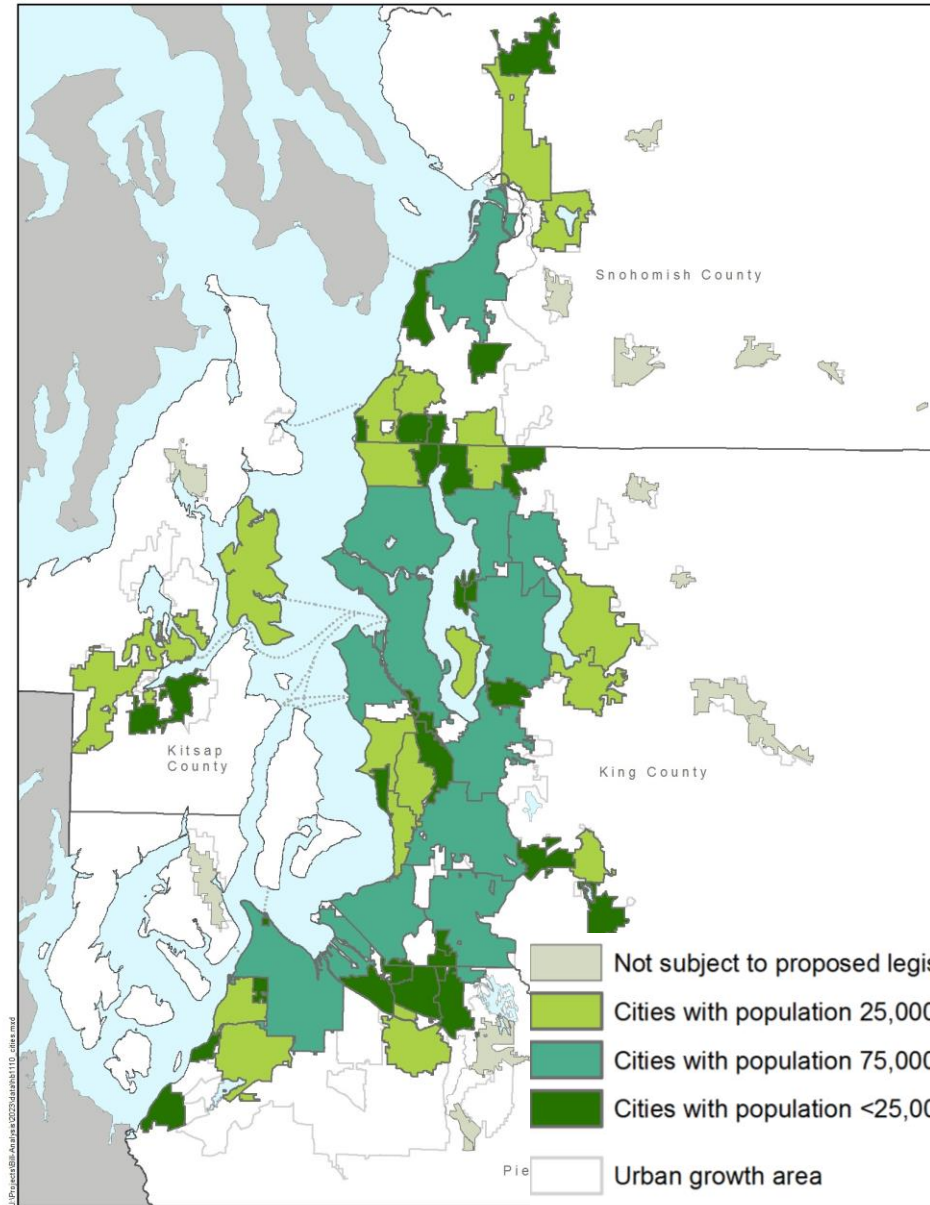
Lifts parking mandates < ½-mile of major transit stop

Caps parking mandates at one space per unit on lots < 6,000 sq.ft.

“Major transit stop” is defined as light rail, commuter rail, and bus rapid transit

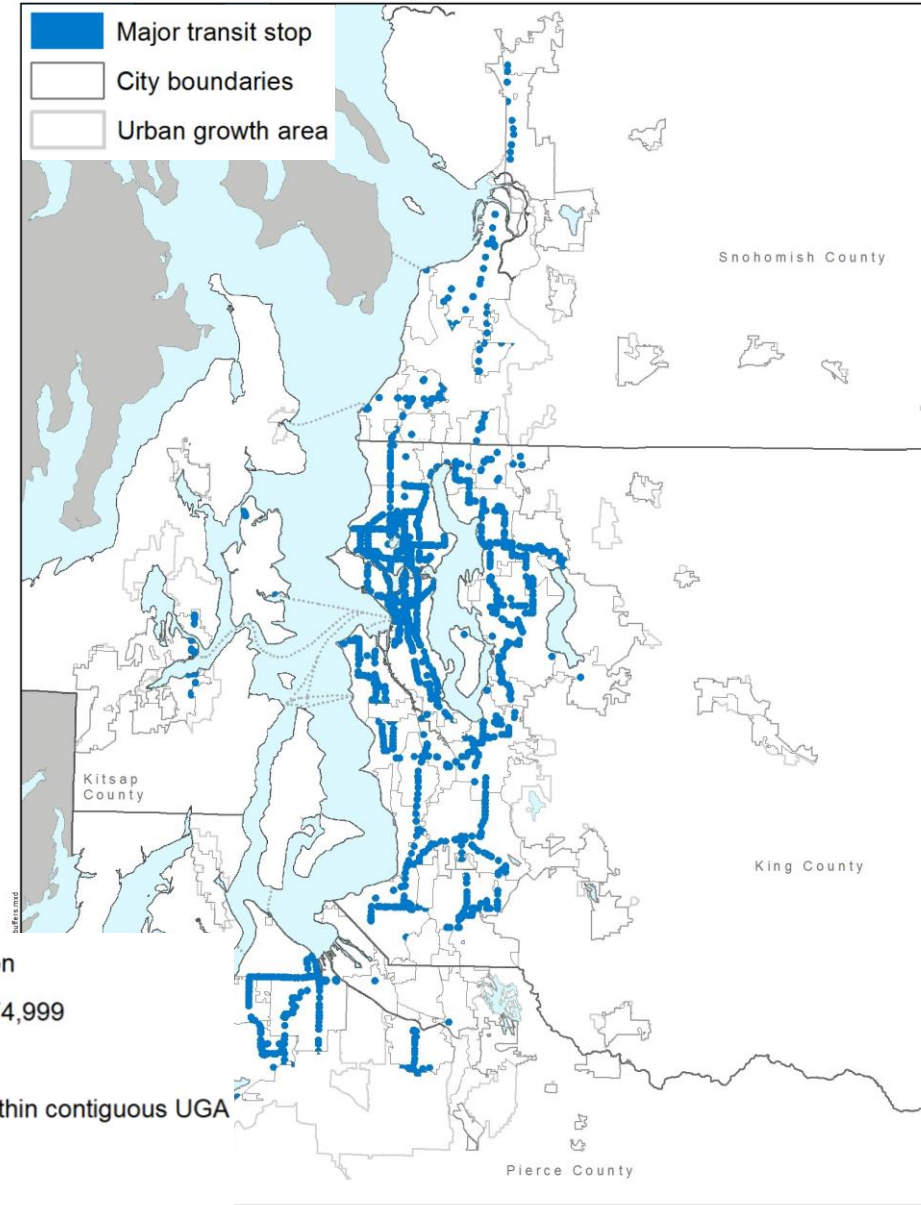
New units must be affordable for 50 years to 60% of area median income for rental, and 80% of AMI for ownership

## Cities subject to proposed legislation



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

## Areas subject to bill's additional TOD requirements



## Determine which parcels are more likely to develop or redevelop

- Apply development propensity criteria → Land value > Improvement value AND Built sqft < 1,400
- Specify which parcels are within or outside a major transit stop area

Parcels subject to proposed legislation, filtered by developable land area (2,000+ sqft) and current use (vacant or 1 DU)

**573,000**



Land value > Improvement value AND Built sqft < 1,400

**105,000**



Within major  
transit stop area

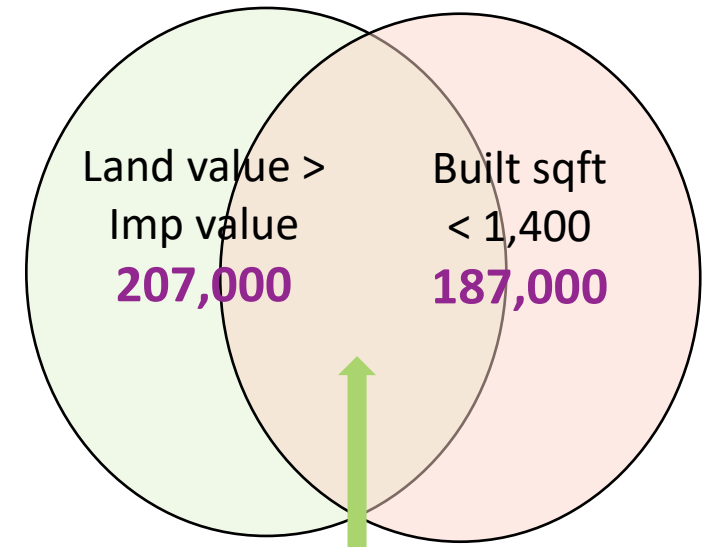
**22,000**



Outside major  
transit stop area

**83,000**

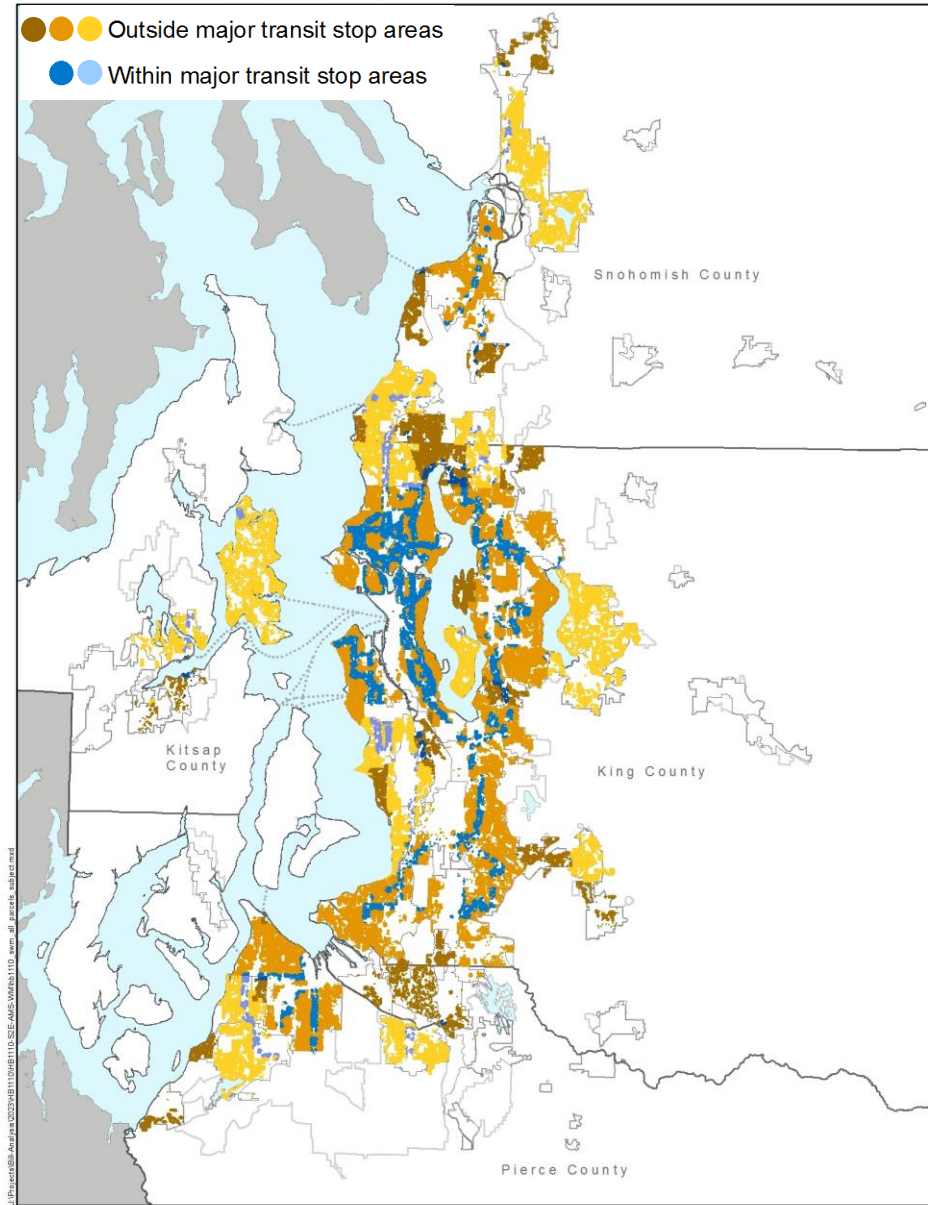
### Development Propensity Criteria



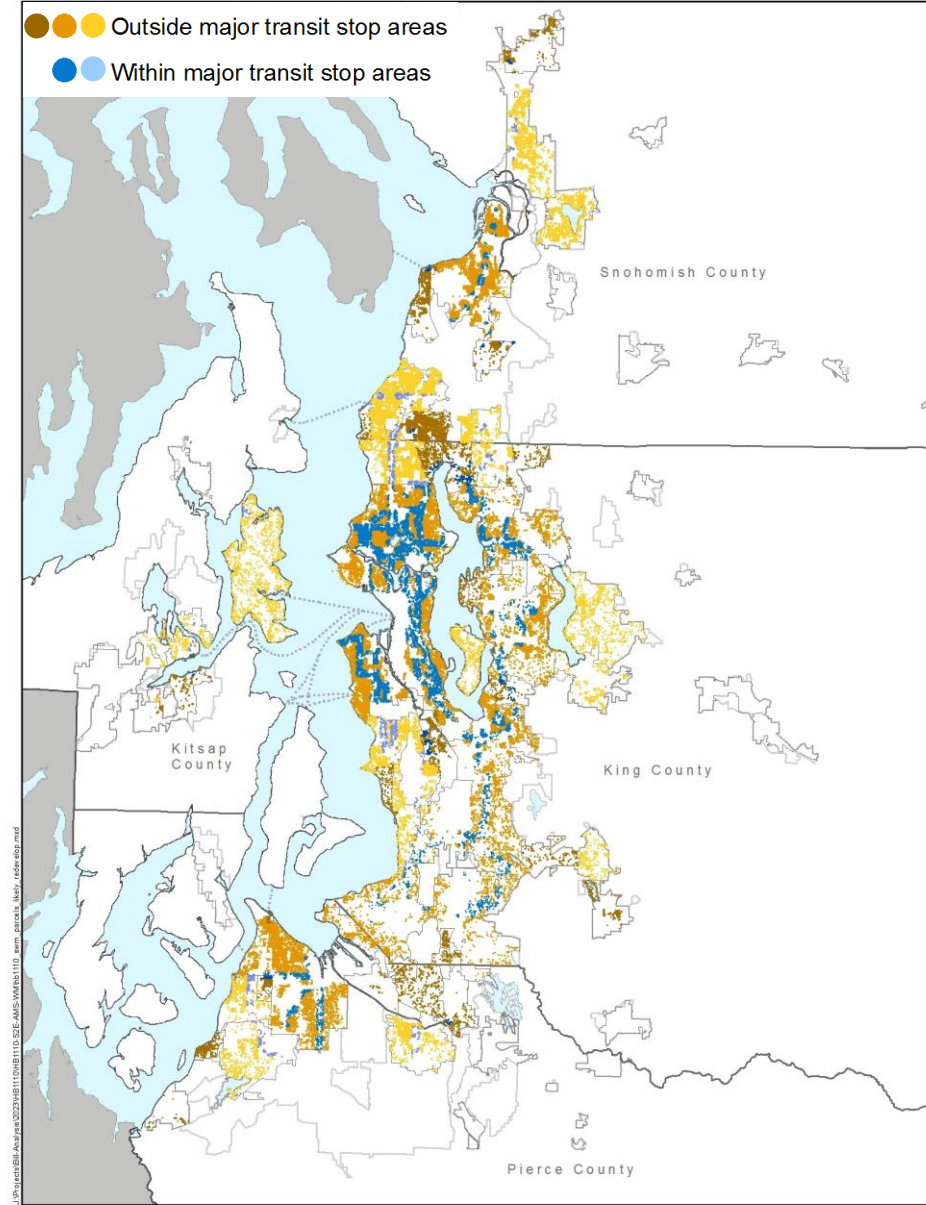
Both Value and Size criteria met →  
parcels more likely to develop or redevelop  
**105,000**



## Parcels subject to proposed legislation



## Parcels more likely to develop or redevelop



*Note: The relatively simple indicators used to identify parcels with a greater propensity to develop or redevelop may under-capture parcels with larger units in stronger markets that are reasonable candidates for redevelopment and over-capture parcels with lower improvement values in weaker markets.*