

AB 6576 – Ord. No 24C-18

2024 Comprehensive Plan Periodic Update

Town Center Height and Affordable Housing Requirements

November 19, 2024



Background

- House Bill 1220 Enacted by WA State Legislature:
Requires cities and counties to plan for housing to plan to accommodate forecasted households in all income segments
- Multifamily and Mixed-Use Capacity:
The City needs to add capacity for 143 multifamily or mixed-use housing units during the Comprehensive Plan Periodic Review.
- Comprehensive Plan – Housing Element:
The updated Housing Element of the Comprehensive Plan includes policy direction to accommodate the additional capacity in Town Center.

Background

City Council Direction:

On October 1, 2024, the City Council directed staff to prepare an interim ordinance to address the capacity deficit by:

- Increasing the maximum building height in the TC-5, TC-4, and TC-4 Plus subareas of Town Center;
- Increasing the required percentage of affordable housing in new development in Town Center; and
- Deepening the affordability requirement for affordable housing units in new development in Town.

Increase Building Height

Area outlined in **purple**:

Existing: 5 stories

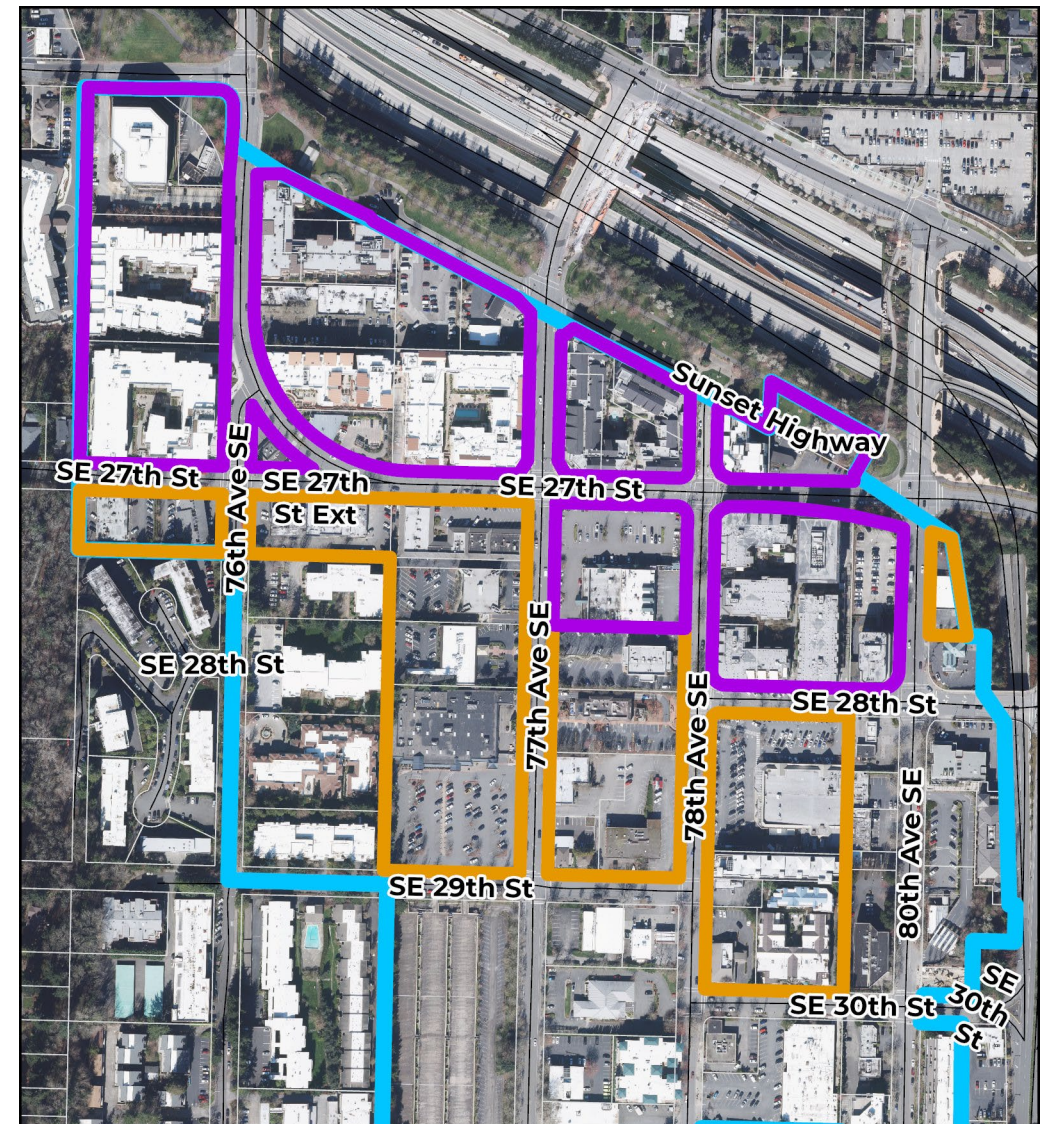
Proposed: 7 stories

Area outlined in **orange**:

Existing: 4 stories

Proposed: 5 stories

- TC-5 becomes TC-7 (max. 7 stories)
- TC-4 becomes TC-5 (max. 5 stories)
- TC-4 Plus becomes TC-5 Plus (max. 7 stories)



Affordability Requirements

- Existing: New development in buildings taller than 2 stories must include:
 - 10% of all units must be affordable housing
 - Affordable housing must be affordable to households earning 60% of the AMI for rental housing and 90% of the AMI for owner-occupied housing
- Proposed: New development in buildings taller than 2 stories must include:
 - 15% of all units must be affordable housing
 - Affordable housing must be affordable to households earning 50% of the AMI for rental housing and 80% of the AMI for owner-occupied housing

Next Steps

1. Second reading and adoption:
Schedule the second reading for Ordinance 24C-18 for December 3, 2024.
2. Develop permanent regulations:
After adoption of 24C-18, a project to develop permanent regulations will be placed on the CPD work plan to be completed at a future time.

Additional Reference



Ordinance 24C-18

Sections 2-7 – Amending Six Sections of Chapter 19.11 MICC

Ord. Section	MICC Section	Summary of Amendments
2	19.11.015	Change the names of the Town Center subareas
3	19.11.020	Update the subarea names to remain consistent with changes to MICC 19.11.015
4	19.11.030	Amend bulk regulations to increase the maximum building height
5	19.11.040	Adjust the affordability requirements
6	19.11.060	Update the subarea names to remain consistent with changes to MICC 19.11.015.
7	19.11.100	Update the subarea names to remain consistent with changes to MICC 19.11.015.

Ordinance 24C-18

Section 8 – Work Plan: Establish a work plan for developing and adopting permanent regulations. A work plan is required for interim regulations that will be in effect for 12 months (RCW 36.70A.390).

Section 9 – Duration of Interim Zoning: Interim regulations will be in effect for one year from the effective date.

Section 10 – Severability: This is a standard section included in most ordinances establishing that a finding of one section, sentence, clause or phrase of the Ordinance to be invalid would not render the entire Ordinance invalid.

Section 11 – Effective Date: This section would establish an effective date of December 31, 2024. This ordinance would become effective at the same time the Comprehensive Plan periodic review is effective to ensure that both occur concurrently.