

Updating your Housing Element and Development Regulations

2025 Periodic Update Workshop Series

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HOUSING PROGRAMS MANAGER

JUNE 14, 2023

Attachment G



Washington State
Department of
Commerce

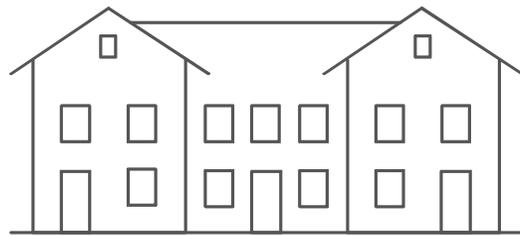
New Housing Element Requirements (HB 1220)

Local housing element to:

- 1) Conduct an **inventory and analysis of all housing needs**
 - by income, PSH and emergency housing (#s from Commerce)
- 2) **Identify sufficient capacity of land** for identified housing needs
- 3) Include **policies to support middle housing and other laws**
- 4) **Make adequate provisions for all housing needs**, including “**document barriers to housing availability** such as gaps in local funding, development regulations, etc.”
- 5) **Address racially disparate impacts, displacement, exclusion and displacement risk** in housing through policies and regulations

1.1 Million new homes will be needed in the next 20 years

Commerce directed to provide projections of housing need by income group, and for permanent supportive housing (PSH)



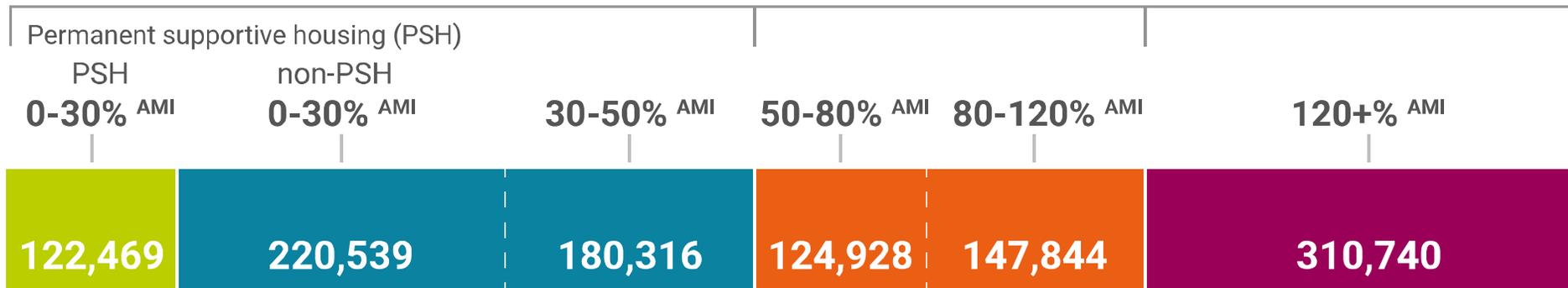
Apartments



Multi-plex



Single family



In addition, there will also need to be:

91,357
Emergency housing beds (temporary housing)

Housing For All

Tool for projected housing needs

Housing Needs Projections for Selected County, Projection Year, and Population Target

Complete Steps 1, 2, and 3 to access countywide projections

**Emergency
Housing/Shelter
Beds**

1,562
626
936

Step 1

Select a County

Thurston ✓

Table 1: OFM GMA Population Projections, 2045

Thurston County Projected Population, 2045

	Low	Medium	High
Projected Population (2045)	345,246	389,659	431,732

Step 2

Select a Projection Year

2045 ✓

Table 2: Projected Countywide Housing Needs Based on User Inputs
Thurston County

Population Target = 389,659

	Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+
		Non-PSH	PSH					
Total Future Housing Needed (2045)	174,682	11,636	3,774	20,858	46,625	30,824	19,898	41,067
Estimated Housing Supply (2020)*	120,334	2,879	180	12,428	38,356	26,452	15,518	24,522
Net New Housing Needed (2020-2045)	54,347	8,757	3,594	8,430	8,269	4,372	4,380	16,545

Step 3

Enter Population Target in Range

389,659 ✓

* Note: Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2045) are in housing units. See Overview tab for details.

Communities must allow a variety of housing for all economic segments. Strategies include:

- **Leverage high capacity transit with more intense development within walking distance**
- **Allow moderate density housing and ADUs in existing neighborhoods**
- **Rezone strip commercial to also allow more housing**
- **Incentives for affordable housing, consider home sharing, etc.**
- **Adopt zoning to allow special housing types (emergency housing and PSH)**



Next steps for jurisdictions

Allocate countywide housing needs to each jurisdiction

- Recommend counties use existing coordination process

Accommodate allocations by income bracket (land capacity)

- Identify capacity for allocated housing needs by income bracket
- Make adjustments to zoning to accommodate housing needs

Document programs and actions needed to achieve housing availability for each income bracket

- Review other regulations, fee structures, incentives, etc. which influence housing

Update comprehensive plan policies and regulations

Possible Land Capacity Findings

- **Jurisdictions will likely find they don't have enough capacity for lower-income housing needs**
 - Result: Need to add more zoning capacity for higher density housing types
- **Rural areas do not support lower-income housing needs due to lot sizes and restrictions on type of housing**
 - Result: Growth will need to be directed into cities, unincorporated urban growth areas, and where appropriate, LAMIRDs with infrastructure
- **Areas that were not planned to be served by infrastructure may need attention in capital facilities plan to support needed capacities**
- **Jurisdictions may also need to update regulations allowing emergency housing and shelters, transitional housing and PSH**

Resources for Updating your Housing Element

Book 1: Establishing Housing Targets for your Community

- [April 6 recorded webinar](#)
- [Housing for All Planning Tool](#) for allocation

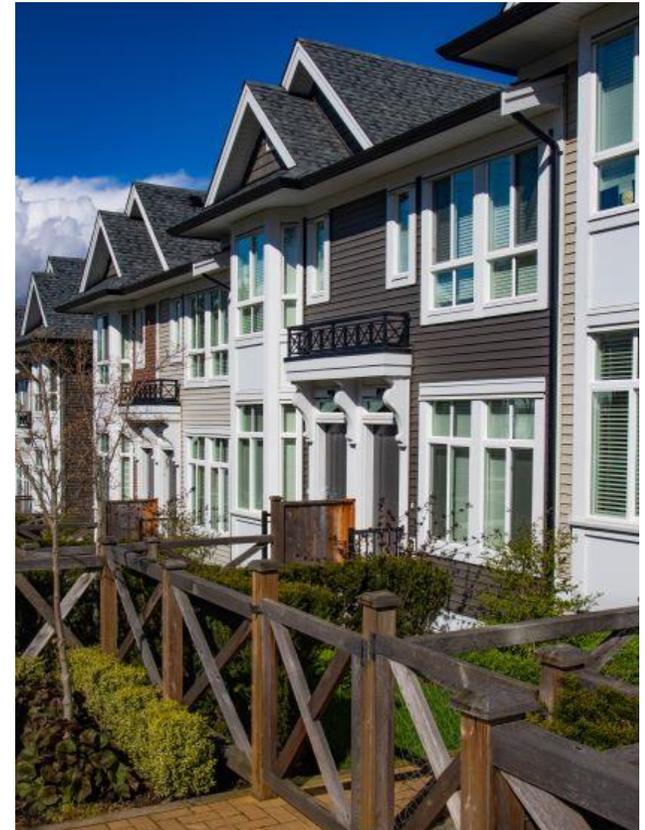
Book 2: Guidance for Updating Your Housing Element

- Land capacity guidance (step by step process)
- Checklists to document barriers to affordable housing
- [May 4 recorded webinar](#)

Book 3: Racially Disparate Impacts (RDI) Guidance

- [Dec 2022 Recorded webinar](#)
- RDI data and mapping for each jurisdiction (forthcoming)
- [May 24 Talking Race for Planners recorded webinar](#)

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/



Updating Development Regulations with New Housing Requirements

ADUs and Middle Housing

A decorative horizontal bar at the bottom of the slide, composed of several colored rectangular segments: a small grey segment on the far left, followed by a large orange segment, a small yellow segment, a medium teal segment, a large lime green segment, a small cyan segment, and a medium brown segment on the far right.

Local land use planning tools



Programmatic tools

- Employer-provided housing
- Linkage fees from employers
- Home sharing
- Pre-fab / modular housing

Highlights for Code Updates

2015 – 2022 (due with update)

- Must allow permanent supportive housing, transitional housing and shelters
- Bonus density for land owned by religious organizations
- May not regulate number of people in a household
- Limit on amount of parking that may be required near transit
- Limits on regulating homeless encampments

2023 (due 6 months after update)

- Allow middle housing in cities over 25,000, or contiguous for certain jurisdictions (1110)
- Allow 2 ADUs within urban growth areas (1337)
- Unit lot subdivisions (5258)
- Schedule of proportionate impact fees (5258)
- Conversion of existing buildings (1042)
- Clear objective design standards (1293)
- Permit timelines by 01-01-2025 (5290)

HB 1337 (2023) accessory dwelling units



Local governments must, by **6 months after the periodic update due date**:

- Allow **two ADUs per lot in all GMA urban growth areas**.
- May not require the owner to occupy the property, and may not prohibit sale as independent units.
- Must allow an ADU of at least 1,000 square feet and adjust zoning to be consistent with HB 1337.
- Must set consistent parking requirements based on distance from transit and lot size.
- May not charge more than 50% of impact fees charged for the principal unit.

Comments on draft guidance **due June 15, 2023**.

<h1>HB 1110</h1> <p>Middle housing</p>	<p>Affected cities must allow</p>	<p>If affordable housing is included in the development</p>	<p>Middle within ¼ mile of major transit stop</p>
<p>Cities of 25k-75k population</p>	<p>2 du/lot on all lots*</p>	<p>4 du/lot if one is affordable*</p>	<p>4 du/lot *</p>
<p>Cities over 75k population</p>	<p>4 du/lot on all lots*</p>	<p>6 du/lot if 2 are affordable*</p>	<p>6 du/lot *</p>
<p>Cities <25k contiguous UGA with largest city in county > 275,000</p>	<p>2 du/lot on all lots*</p>		
<p>Alternate Approach</p>	<p>As above on 75 % of lots if</p> <ul style="list-style-type: none"> - Risk of displacement - Lack of infrastructure - Critical areas - One mile of SeaTac airport 	<p>As above on 75 % of lots. May not include:</p> <ul style="list-style-type: none"> - Within ½ mile of major transit stop - Redlined areas or exclusionary zoning 	<p>* On all predominantly residential lots, unless zoning permits higher densities</p>

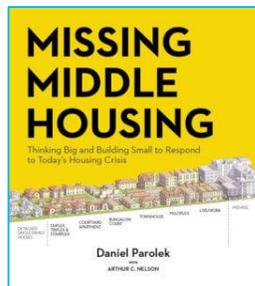
Commerce implementation of HB 1110

- **HB 1110 FAQ available now**
- **Middle housing grants coming**
- **Model middle housing ordinance(s)** by December 31, 2023
- Commerce also to provide
 - **Middle housing toolkit of traditional neighborhood design standards**
 - **Guidance** to carry out many of these tasks
 - Details on the content of a **parking study**
 - Procedures for Commerce review of ordinances

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-middle-housing/

Commerce products currently available

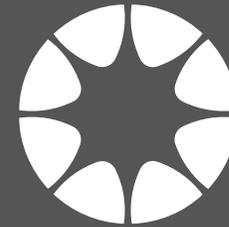
- Toolkit of potential design and development standards
- Photo library of middle housing types in Washington
- Answers to frequently asked questions about middle housing
- Pro-forma tool
- PowerPoint slide decks to share with local officials
- Videos of slide decks



Growth Management Housing Resources

- [July 19th Housing workshop \(10:00- 12:00\)](#)
- [WCRER housing data](#)
- [MFTE Guidance](#)
- [HB 1220 guidance](#) and [HAP Guidance](#)
- [Fall 2022 Housing survey](#)
- [Middle Housing Tools](#)
- [ADU Draft Guidance](#)
- [Commerce housing messaging products - coming in June!](#)
- [New tools for Equitable Transit Oriented Development](#)





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Thank you!

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