

HB 1110 MIDDLE HOUSING COMPLIANCE

RENTON MIDDLE HOUSING

Online Open House | June 1, 2024



PROJECT TEAM



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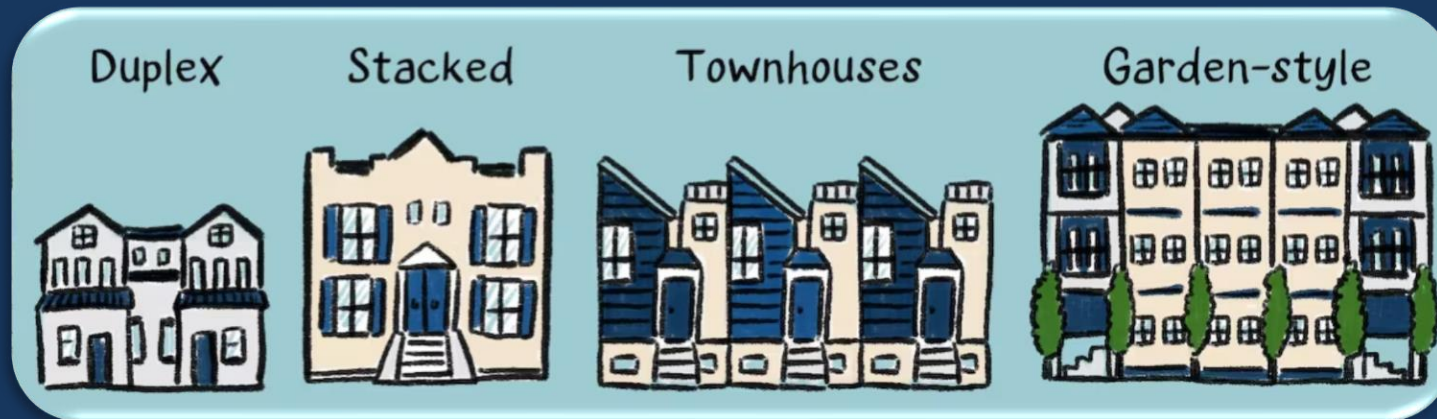
VIRTUAL MEETING INSTRUCTIONS



- Mute your microphone when not speaking
- Use the chat function to ask questions or raise your virtual hand to indicate you wish to speak
- Remember that this is a public meeting that is being **recorded** and that the chat box is also part of the public record of this meeting

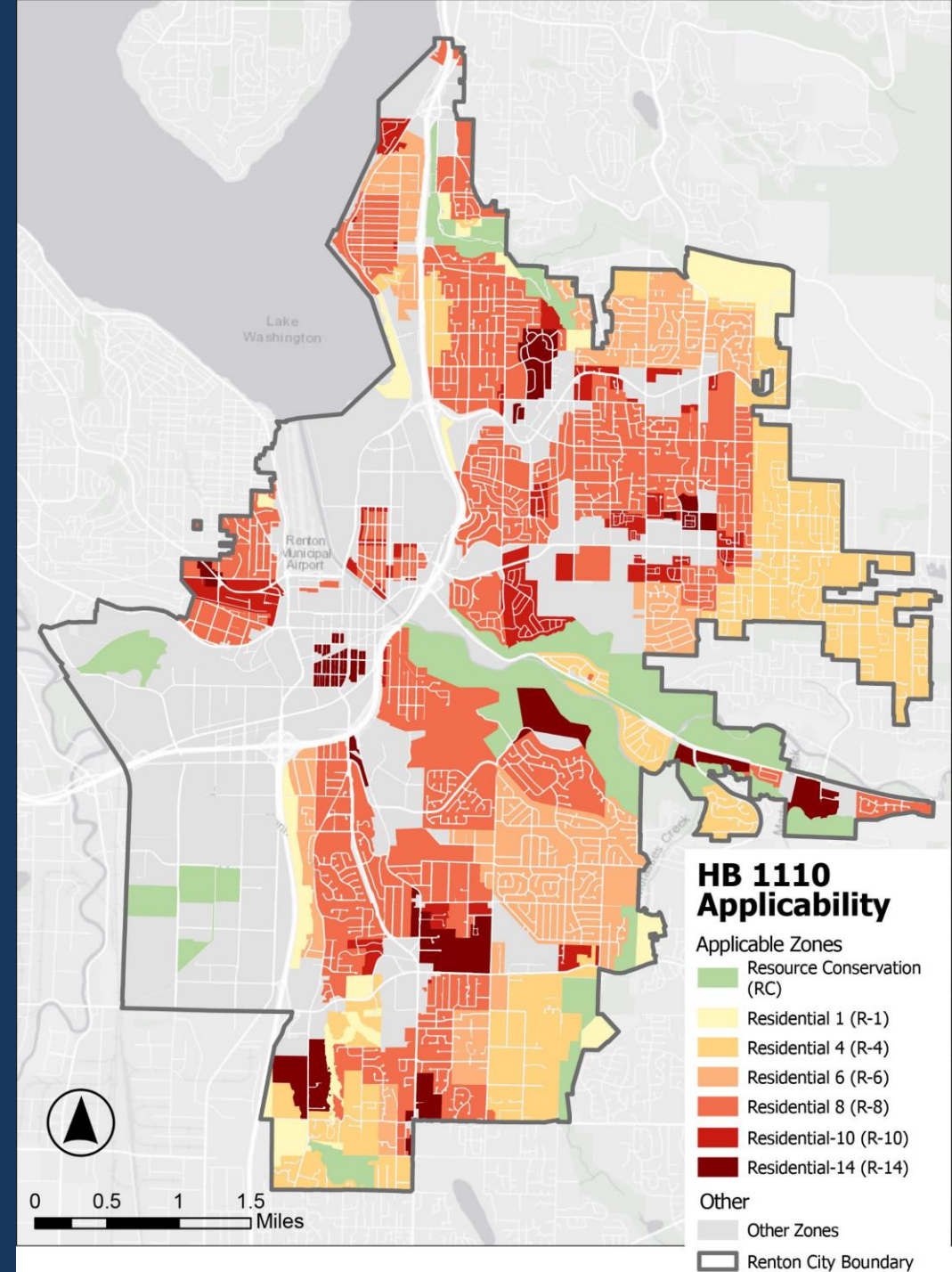
THE BASICS

- Washington State needs 1.1 million new homes over the next 20 years.
- In April 2023, Washington State Legislature passed **House Bill (HB) 1110** to promote the development of “middle housing.”
- HB 1110 defines “middle housing” as:
 - Buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.



WHERE HB 1110 APPLIES

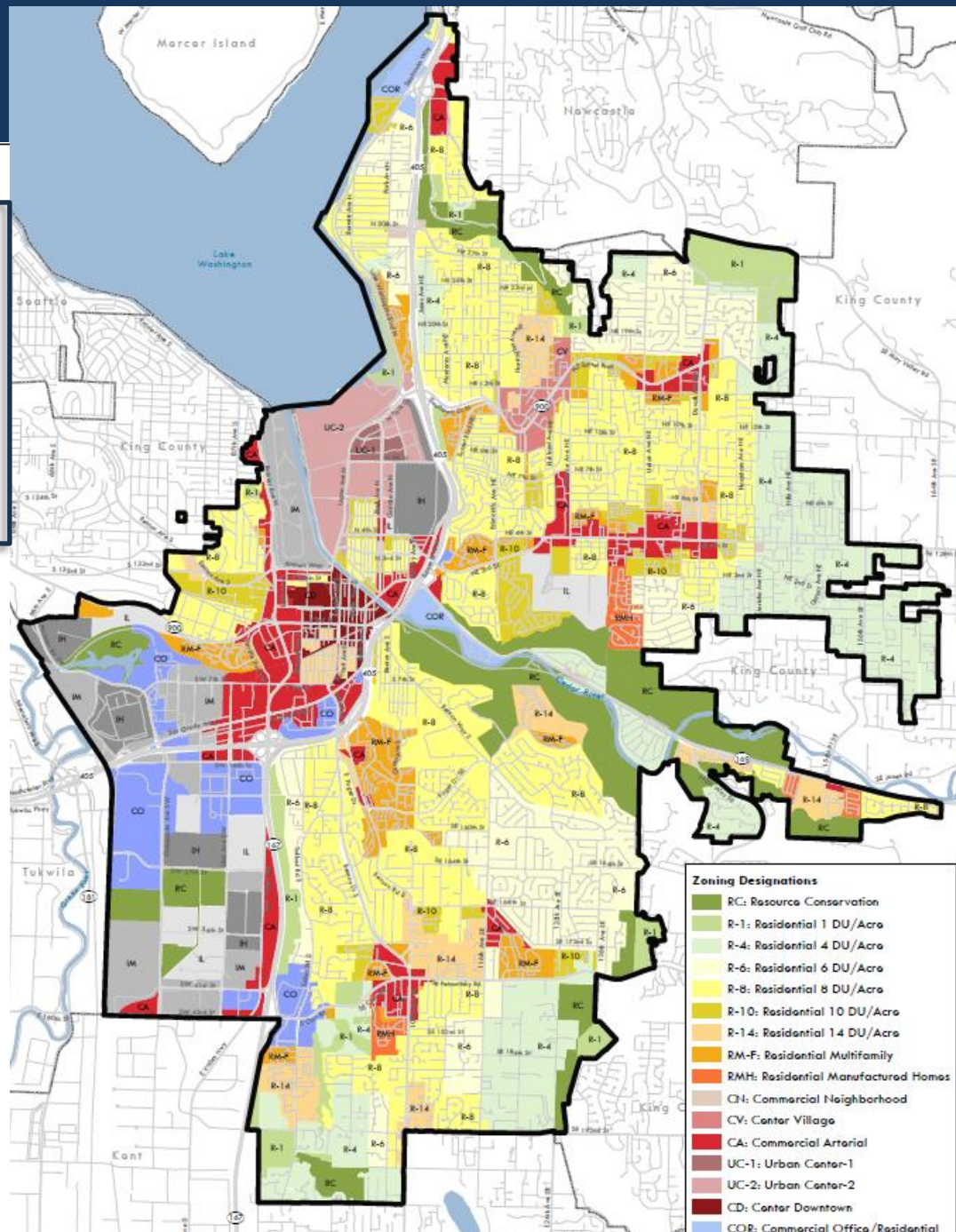
- HB 1110 provisions are required in **all primarily residential lots** in the city
- There are seven current zones in Renton's zoning code that HB 1110 will affect



ZONING MAP

Zoning Designations

- RC: Resource Conservation
- R-1: Residential 1 DU/Acre
- R-4: Residential 4 DU/Acre
- R-6: Residential 6 DU/Acre
- R-8: Residential 8 DU/Acre
- R-10: Residential 10 DU/Acre
- R-14: Residential 14 DU/Acre
- RM-F: Residential Multifamily
- RMH: Residential Manufactured Homes
- CN: Commercial Neighborhood
- CV: Center Village
- CA: Commercial Arterial
- UC-1: Urban Center-1
- UC-2: Urban Center-2
- CD: Center Downtown
- COR: Commercial Office/Residential
- CO: Commercial Office
- IL: Industrial Light
- IM: Industrial Medium
- IH: Industrial Heavy
- Renton City Limits



HB 1110 COMPLIANCE AND DEADLINE



- Renton will prepare a middle housing ordinance with a process that includes public and stakeholder engagement to communicate the implications of HB 1110 and help assist staff in drafting the ordinance.
- **If a city has not passed development regulations by the statutory deadline, state-approved Model ordinances preempt and supersede the local development regulations and remain in effect until the city takes all actions necessary to implement RCW 36.70A.635**
- Compliance required by **June 30, 2025**.

APPLICABILITY

- 77 cities statewide are subject to HB 1110
 - 55 in the four-county central Puget Sound region (King, Snohomish, Pierce, and Kitsap)
 - Beaux Arts Village (population: 317) to Seattle (population: 737,015)
- Commerce has categorized cities into three “tiers” based on HB 1110 requirements
 - **Tier 1:** 16 jurisdictions; 75,000 >
 - **Tier 2:** 27 jurisdictions; 25,000 < 75,000
 - **Tier 3:** 34 jurisdictions; 25,000 < and contiguous with the urban growth area that contains the county’s largest city, in counties exceeding 275,000
 - First deadline: June 30, 2025

UNIT REQUIREMENTS

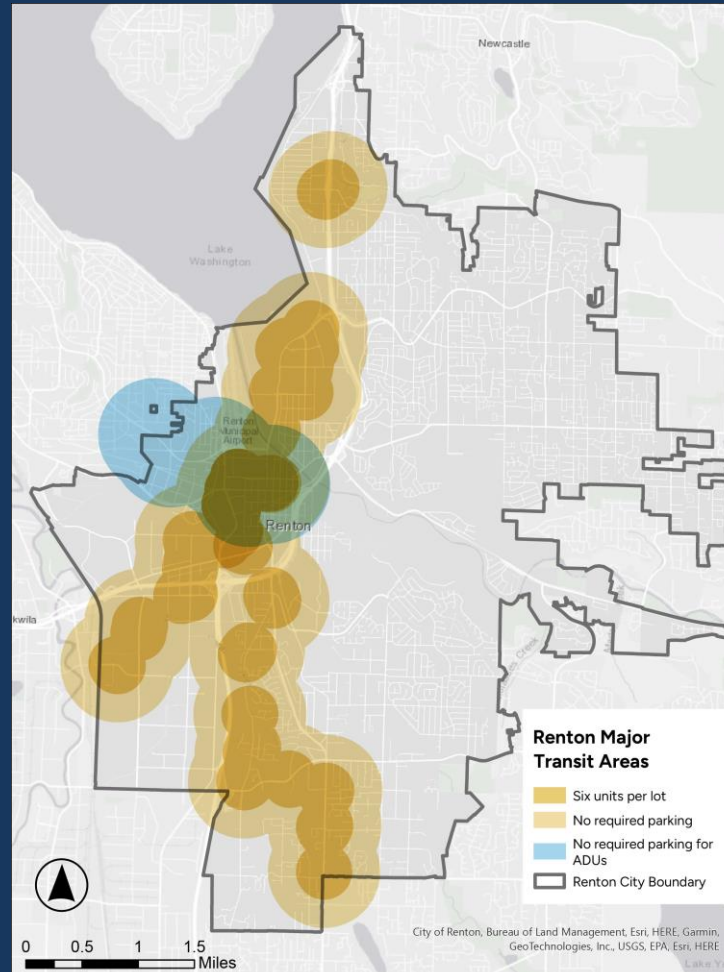
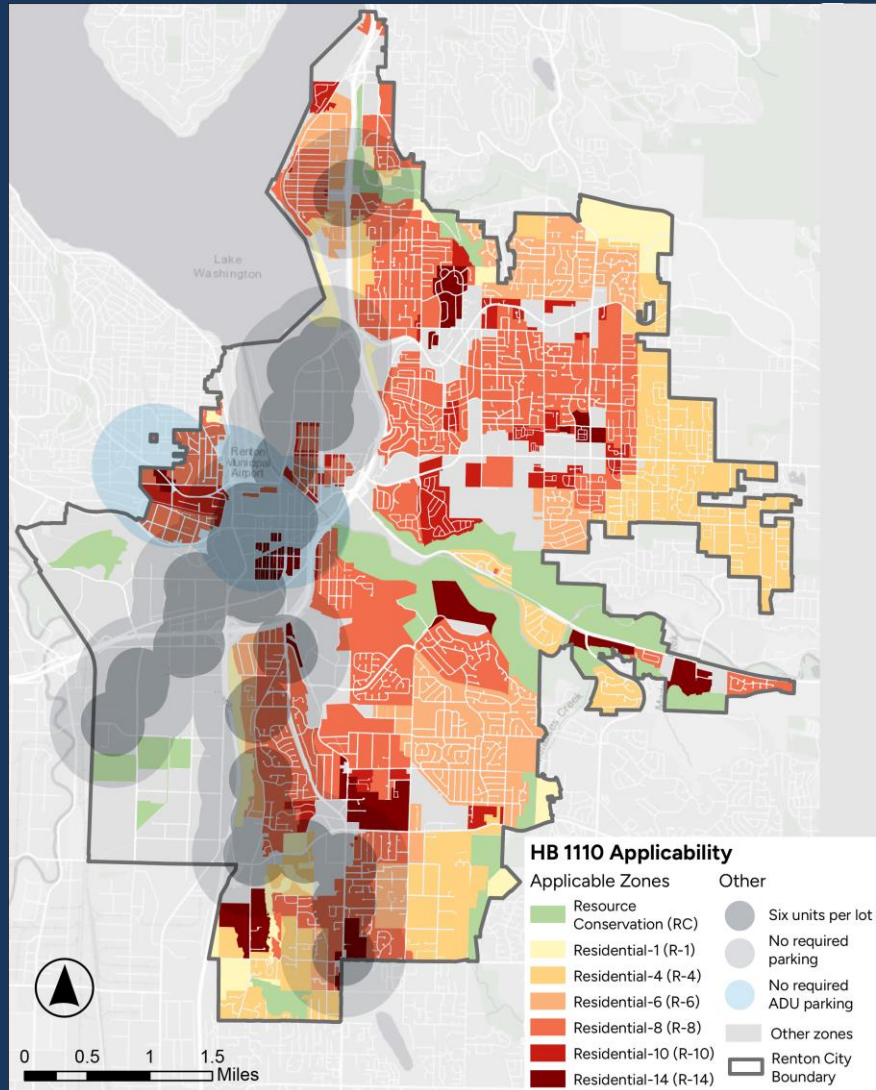
	Unit allowance on all residential lots where HB 1110 is applied	<u>INCREASE FOR:</u> Located within ¼ mile walking distance of a major transit stop	<u>INCREASE FOR:</u> Inclusion of affordable housing*
TIER 1: Population of 75,000 or more	4 units per lot	6 units per lot	6 units per lot if at least 2 units are affordable
TIER 2: Population 25,000 – 75,000	2 units per lot	4 units per lot	4 units per lot if at least 1 unit is affordable
TIER 3: Population under 25,000 that are contiguous with an UGA that includes the largest city in a county with a population over 275,000	2 units per lot	--	--

- **Major transit stop:** Light rail, commuter rail, streetcar, bus rapid transit, trolley buses, and other transit funded or expanded under RCW 81.104 (i.e., Sound Transit express busses, King County Metro).
- Affordable **owner-occupied housing** available at or below **80%** median income
- Affordable **rental housing** available at or below **60%** median household income

RENTON

PARKING STANDARDS

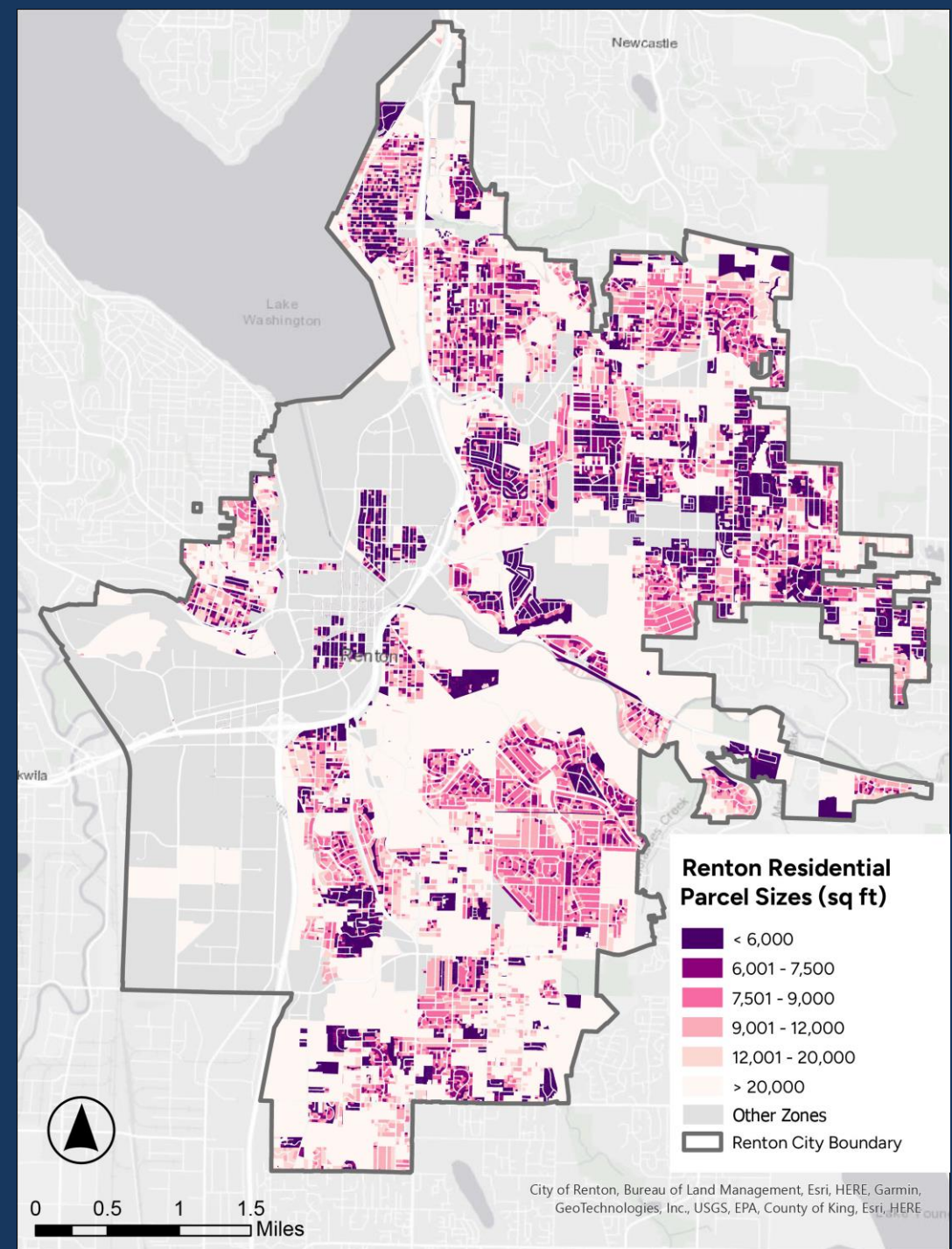
- HB 1110 precludes cities from requiring off-street parking as a condition of middle housing approval when located within $\frac{1}{2}$ mile walking distance of a major transit stop



- Transit routes:
 - King County RapidRide F line
 - Future Sound Transit Stride
 - Future King County RapidRide I line

PARKING STANDARDS – LOT SIZE

- Parking requirements determined by lot size
 - **Lots 6,000 sq. ft. or smaller:** One off-street parking space per middle housing unit is the max that can be set
 - **Lots greater than 6,000 sq. ft.:** Two off-street parking spaces per middle housing unit is the max that can be set



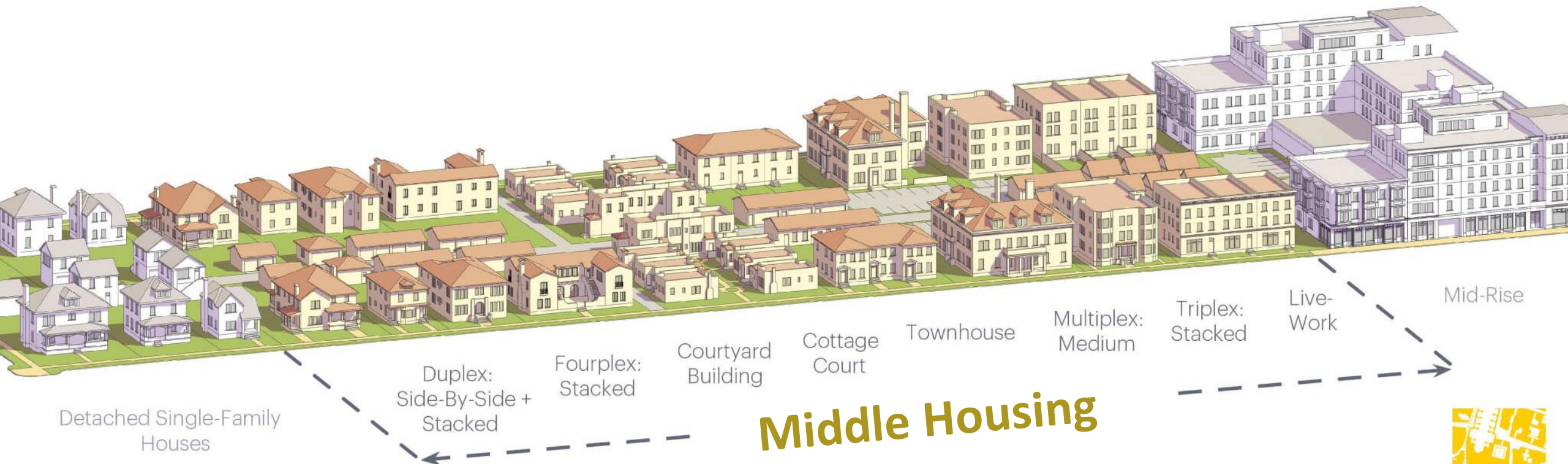
EXEMPTIONS

- Any lots designated with critical areas or their buffers
- Lots in impaired or threatened watersheds
- Lots that have been designated as “urban separators” by countywide planning policies
- Areas that are currently served only by on-site sewage systems may be limited to two units per lot until sewer service is provided
- Lots served only by private wells or private water systems with less than 50 connections
- City or water utility systems/providers which do not have adequate water supply or available connections to serve the increased number of units

Cities are not required to update their capital facilities plan element to accommodate increased housing until the first periodic comprehensive plan update required on or after June 30, 2034.

MAKERS DISCUSSION TOPICS

- Benefits of Middle Housing
- Renton Housing Supply
- Middle Housing Typologies
- Compliance Updates
- Middle Housing Lot Examples
- Middle Housing Photos and Rendering Examples
- Polling
- Questions?



THE BENEFITS OF MIDDLE HOUSING

- Affordability
- Variety
- Sustainability
- Homeownership
- Equity



Castle Townhomes, 530 Shattuck Ave S



Willowcrest Townhomes, 2550 NE 11th Pl

RENTON HOUSING SUPPLY & FUTURE HOUSING NEED

Population Growth and Targets

The long-range forecast is for continued growth

Based on city's current zoning, Renton has the capacity to add 16,503 new households

Puget Sound Region

830,000
NEW
HOUSEHOLDS

1.6 MILLION
MORE PEOPLE
1.2 MILLION
MORE JOBS

17,000
NEW
HOUSEHOLDS

31,780
MORE
JOBS

City of Renton



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graph LR; Renton[City of Renton] --> Puget[Puget Sound Region];
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RENTON HOUSING SUPPLY & FUTURE HOUSING NEED

		Extremely Low Income	Very Low Income	Low Income	Below Median Income	Meets or Exceeds Median Income	Exceeds Median Income
	Total Units	0 to 30% AMI	30 to 50% AMI	50 to 80% AMI	80 to 100% AMI	100 to 120% AMI	≥ 120% AMI
2020 Housing Unit Inventory	43,362	1,642	6,206	9,259	10,863	6,988	8,404
Additional Housing Units Needed by 2044	17,000	6,271	1,624	1,019	1,062	1,205	5,819
2044 Total Future Need	60,362	7,913	7,830	10,278	11,925	8,193	14,223
Share of Future Housing Need		13%	13%	17%	20%	14%	24%

APARTMENTS

MIDDLE HOUSING

SINGLE-FAMILY

- Some middle housing types will help meet moderate income households earning 80 – 120% of the AMI
 - Fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing

HOUSING TYPOLOGIES

As part of HB 1110, Renton zoning codes must allow at least six out of the nine listed types of middle housing:

1. Duplexes
2. Triplexes
3. Fourplexes
4. Fiveplexes
5. Sixplexes
6. Townhouses
7. Stacked Flats
8. Courtyard Apartments
9. Cottage Housing

Duplexes



Multiplexes (3-6 units)



Townhouses



Stacked Flats



Courtyard Apartments



Cottage Housing



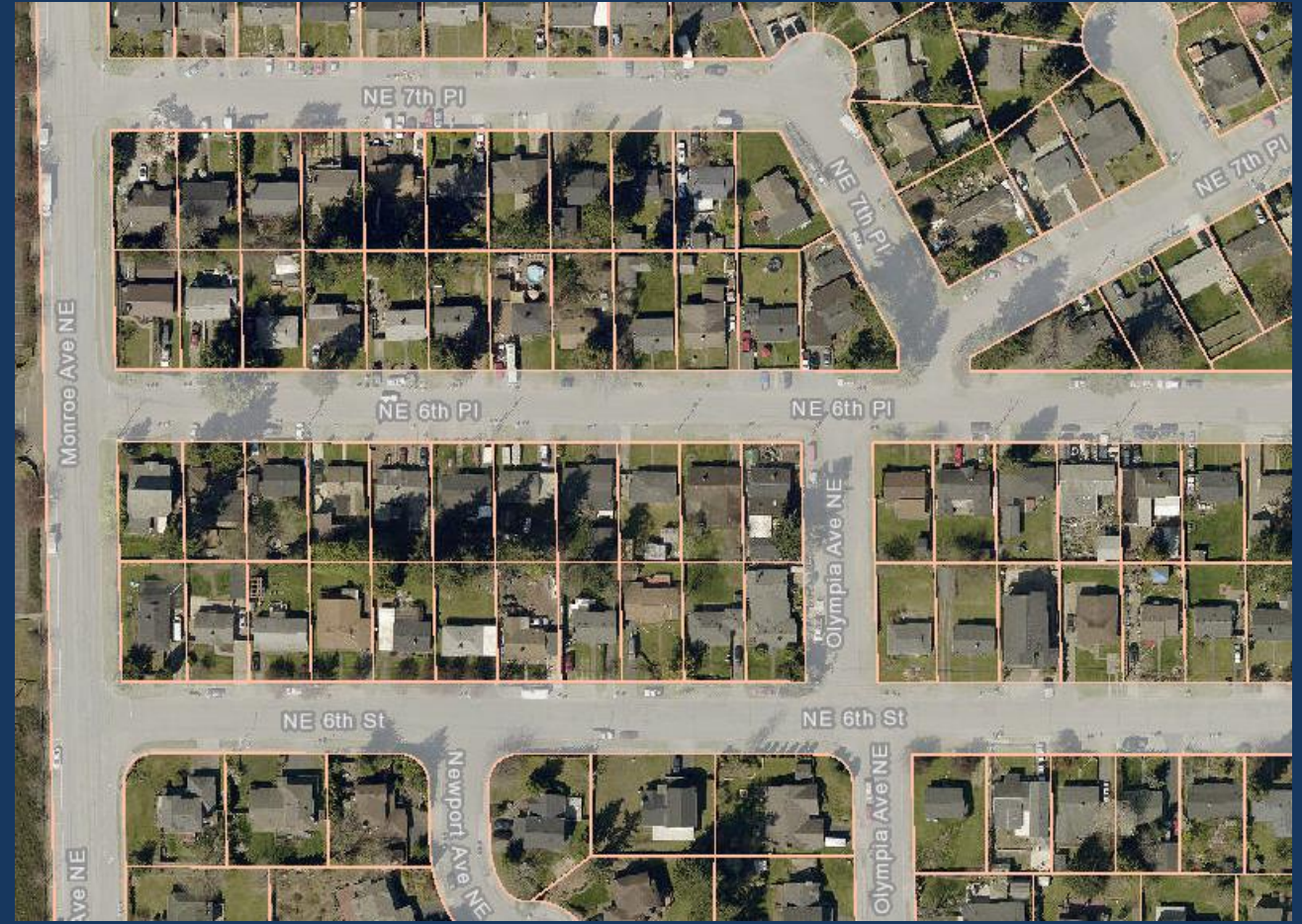
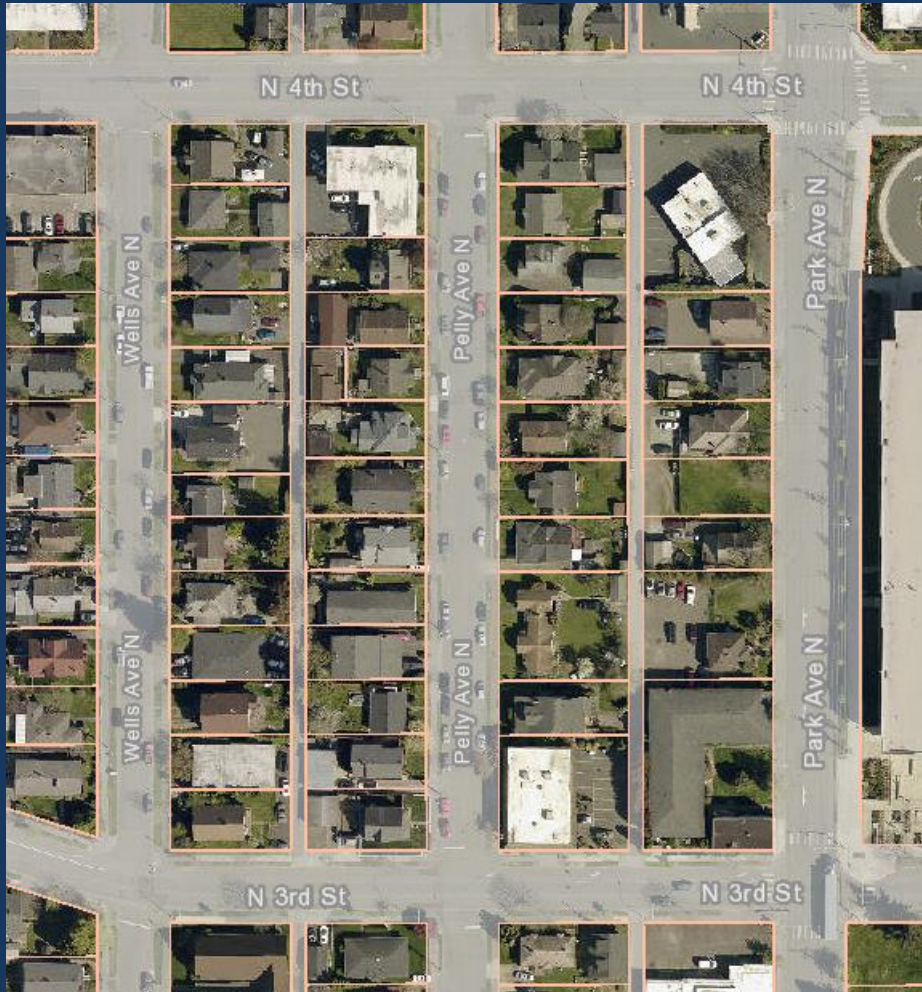
HB 1110 COMPLIANCE UPDATES

Some already known necessary zoning code updates include:

- Permitting six middle housing types in all residential zones.
- Updating definitions in the code that appropriately incorporate the allowed middle housing types.
- Updating maximum number of dwellings per lot from 1 dwelling and 1 ADU to 4 dwelling units.

EXAMPLE MIDDLE HOUSING FOR RENTON'S TYPICAL LOTS

SMALL LOT W AND W/O ALLEY – ~5,000 SF



CONVERSION TO DUPLEX/MULTIPLEX



CONVERSION TO DUPLEX/MULTIPLEX



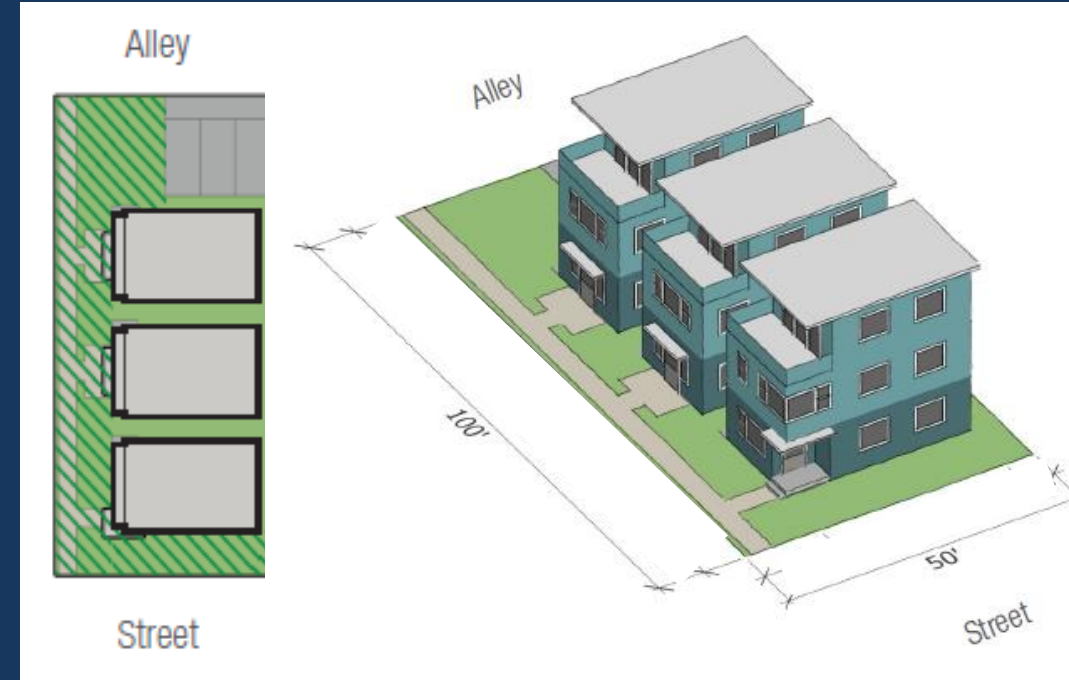
ADD REAR YARD ADUs



DUPLEX

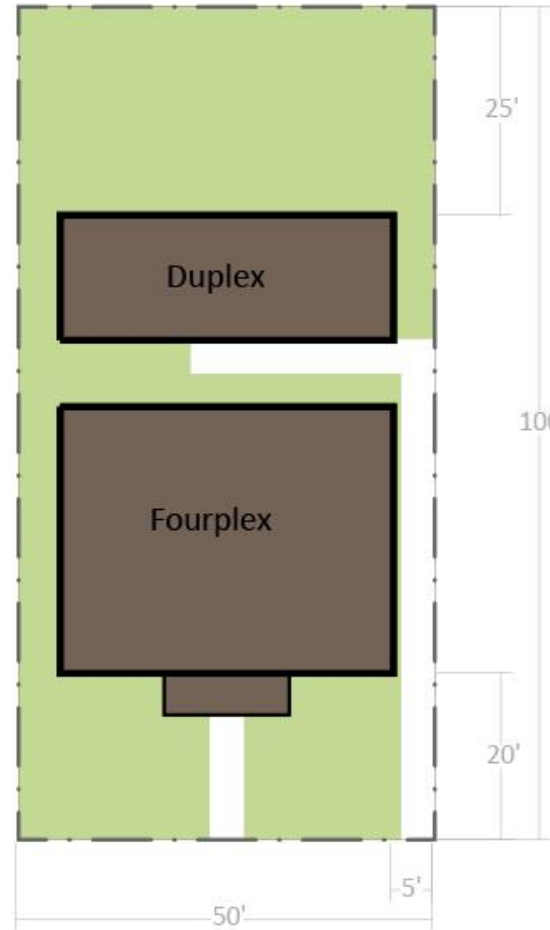


NEW HOUSES

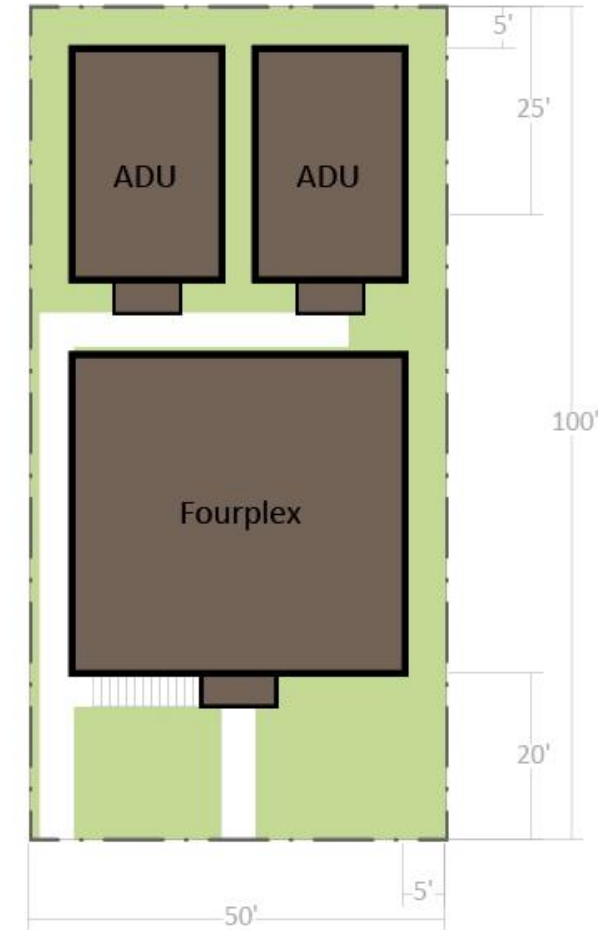


SITE 1 – SMALL LOT, 6 UNITS AND NO REQUIRED PARKING

- Lot size: 5,000 SF
- Number of units: 6
- Parking spaces: 0



Fourplex & Duplex



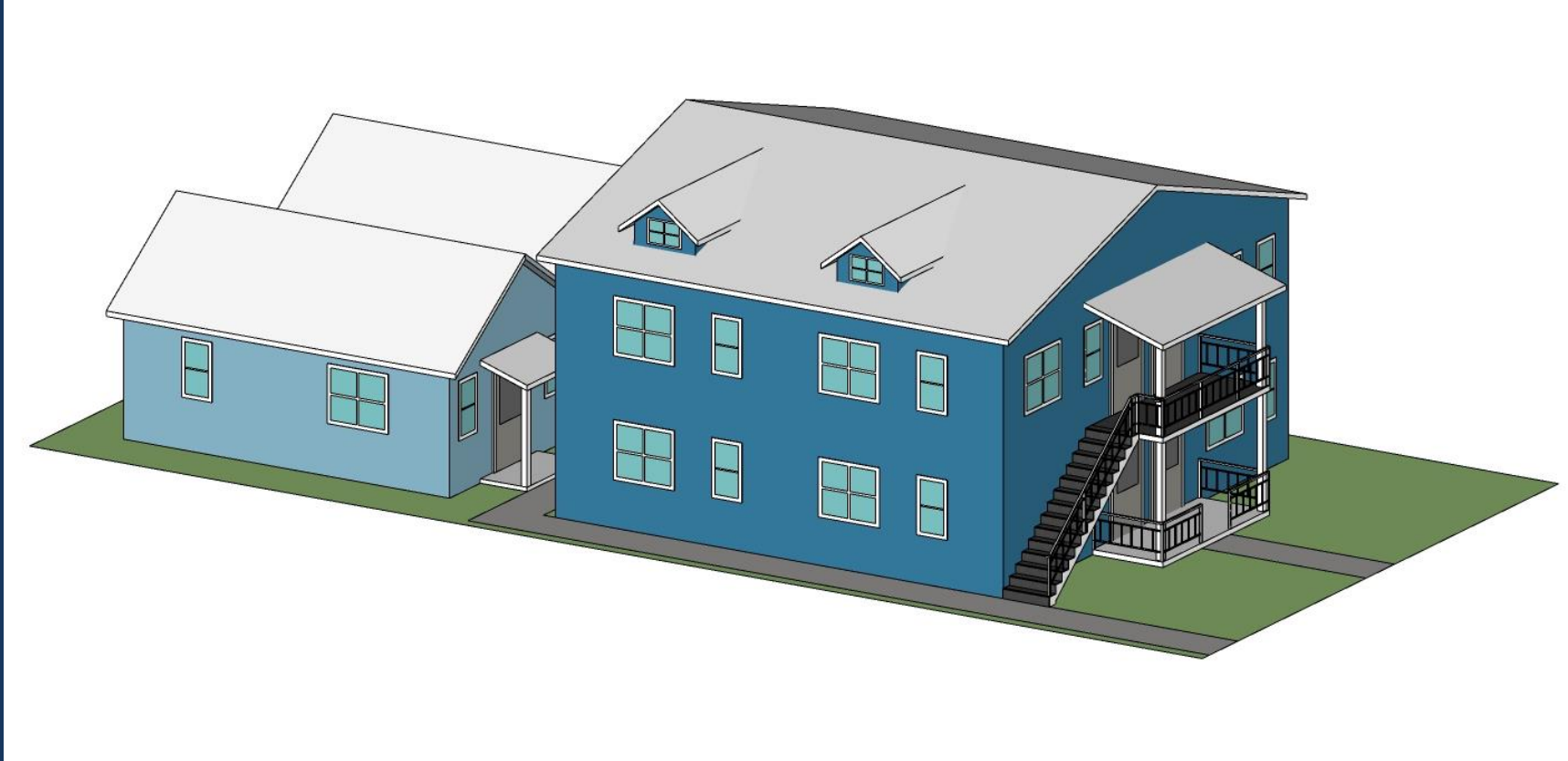
Fourplex & ADUs

FOURPLEX



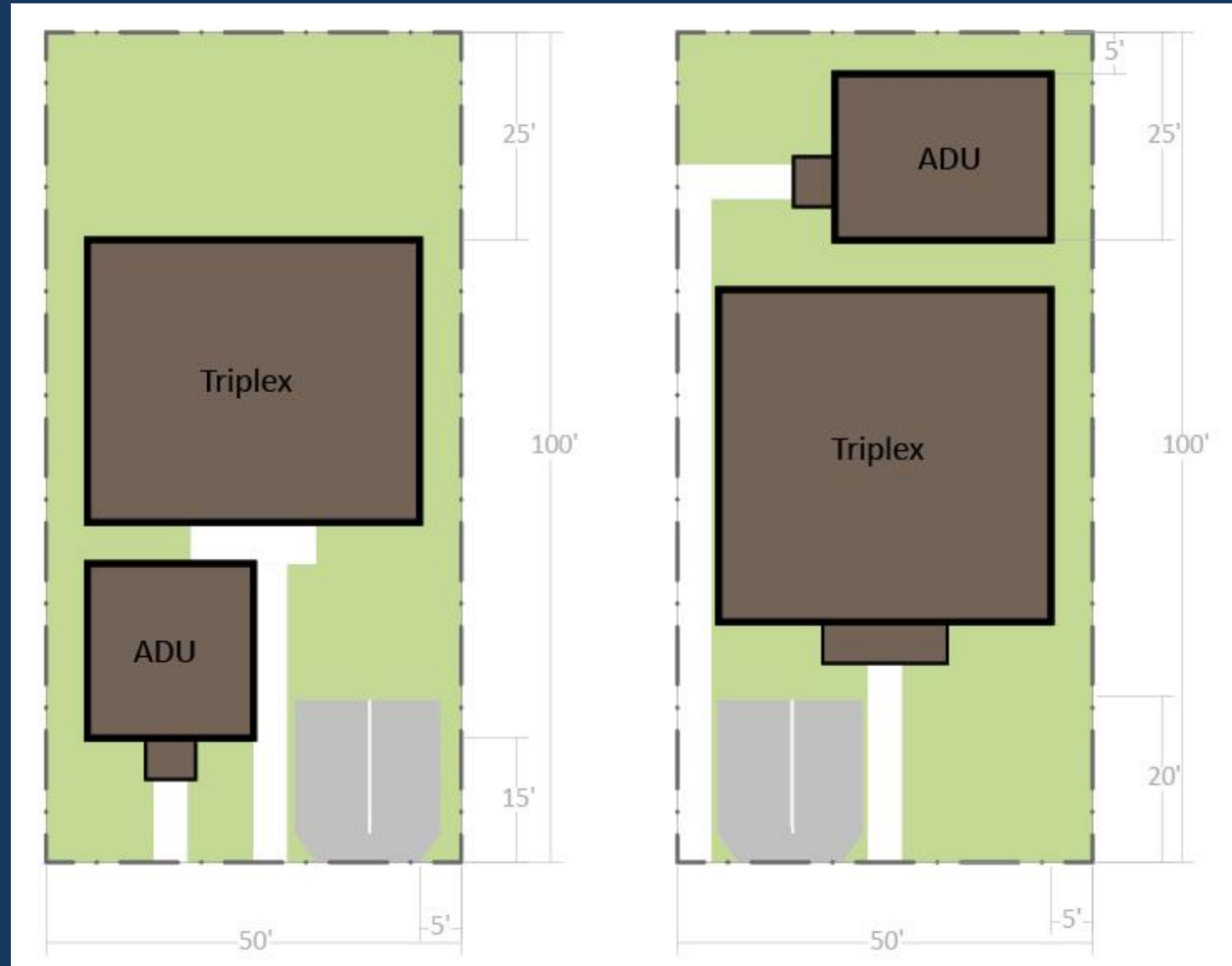
Birmingham Fourplex, apartments.com

SITE 1 – SMALL LOT, 6 UNITS AND NO REQUIRED PARKING



SITE 2 – SMALL LOT, 4 UNITS AND NO REQUIRED PARKING

- Lot size: 5,000 SF
- Number of units: 4
- Parking spaces: 2



DUPLEX



DUPLEX



MULTIPLEX



MULTIPLEX

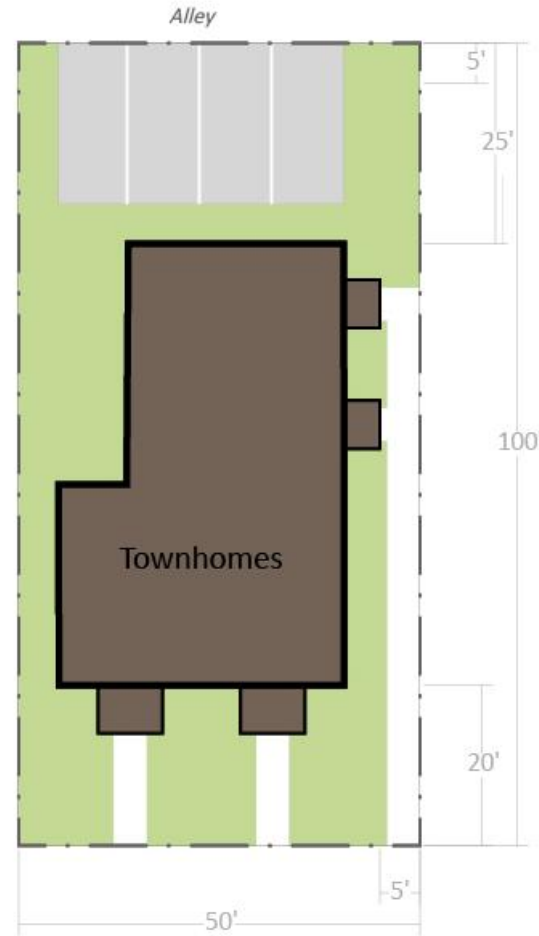


SITE 3 – SMALL LOT, 4 UNITS AND 1 STALL PER UNIT

- Lot size: 5,000 SF
- Number of units: 4
- Parking spaces: 4



Townhomes (interior lot)



Townhomes (w/alley)



Townhomes (corner lot)

TOWNHOUSES



TOWNHOUSES



TOWNHOUSES



TOWNHOUSES

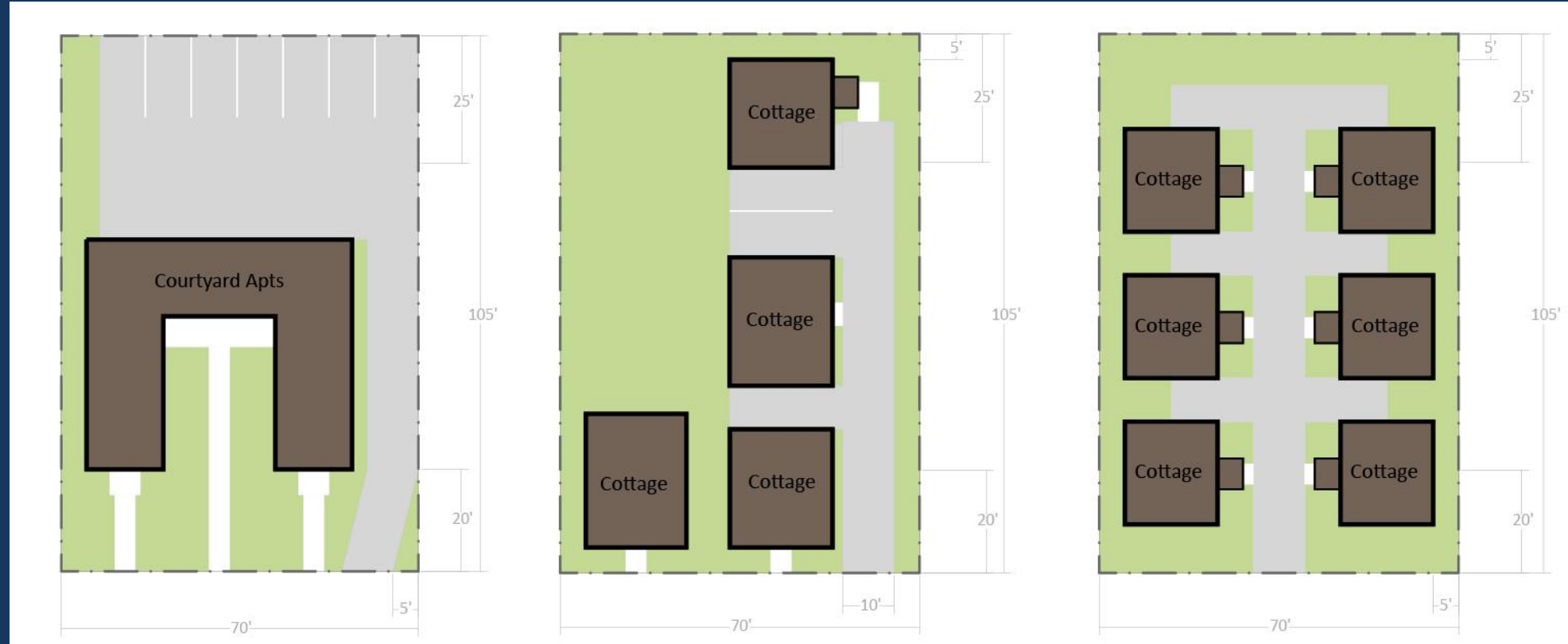


MID-SIZE LOTS – ~7,500 SF



SITE 4 – MID-SIZE LOT, UP TO 6 UNITS, NO REQUIRED PARKING

- Lot size: 7,350 SF
- Number of units: 4-6



COURTYARD APARTMENTS



COURTYARD APARTMENTS



COTTAGE HOUSING

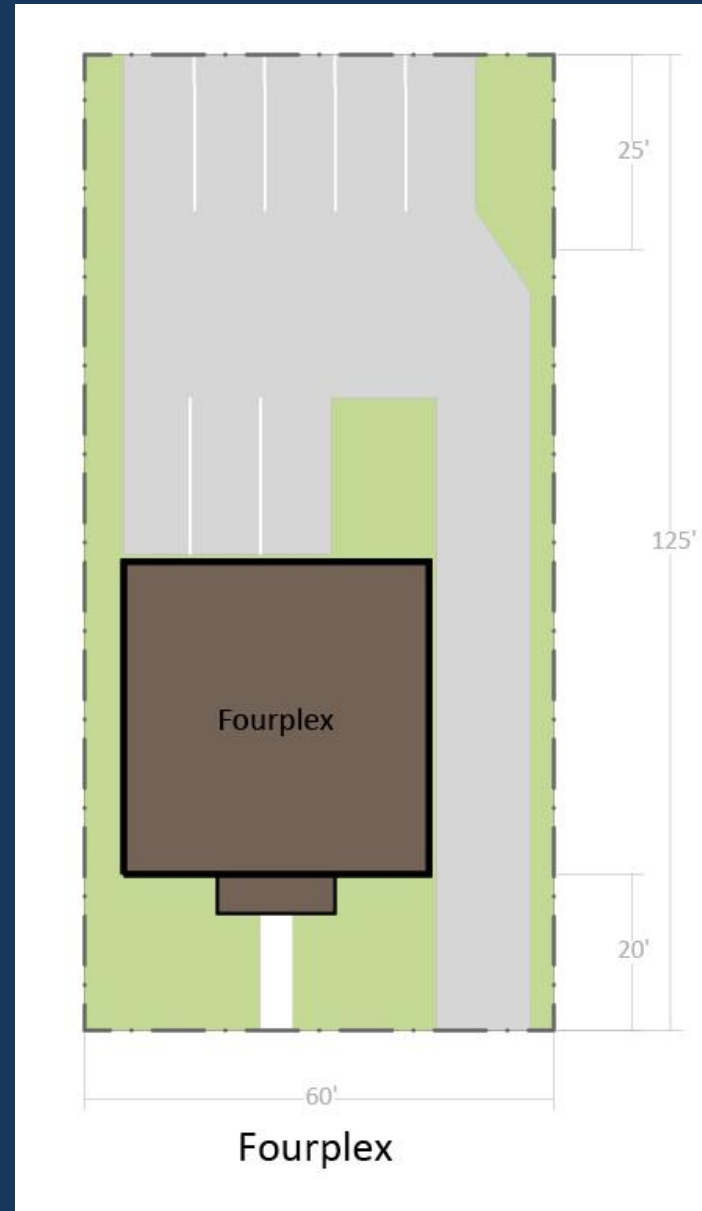


COTTAGE HOUSING



SITE 5 – MID-SIZE LOT, FOUR UNITS, 2 STALLS PER UNIT

- Lot size: 7,500 SF
- Number of units: 4
- Parking spaces: 8



MULTIPLEX



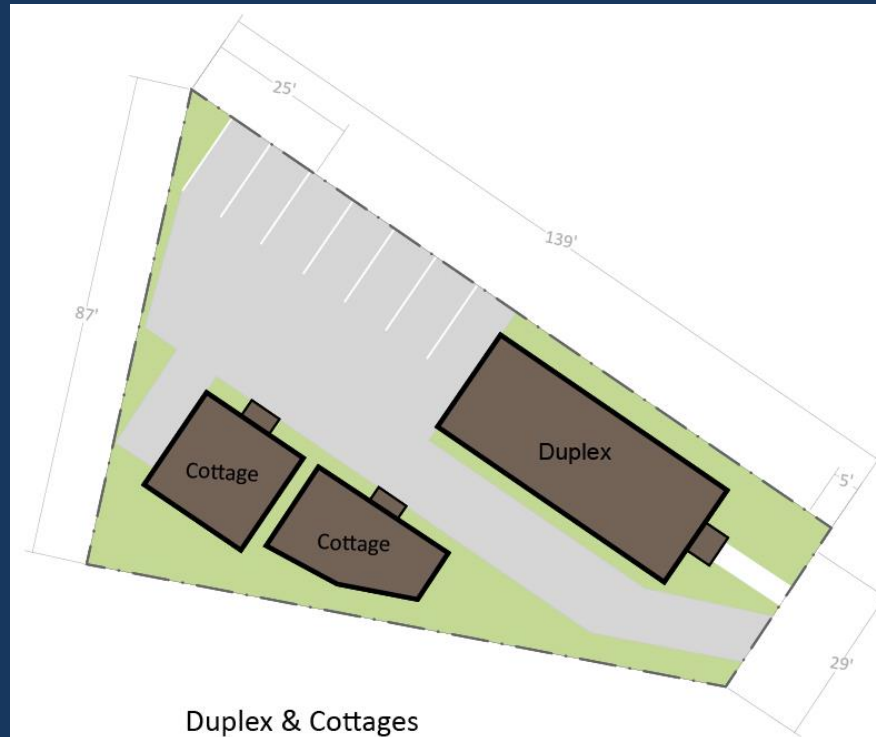
Wide parking area in front not allowed

MID-SIZE CURVILINEAR AND CUL-DE-SAC LOTS



SITE 6 – FOUR UNITS AND UP TO 2 STALLS PER UNIT

- Lot size: 7,500 SF
- Number of units: 4
- Parking spaces: 8



WHAT DO YOU THINK?

YOUR TURN!

Options to access the poll:

- Use your phone's camera app to scan this QR code →
- Visit **pollev.com/makers350** with your browser
- Or, text "**MAKERS350**" to 22333 (not all questions will be included)

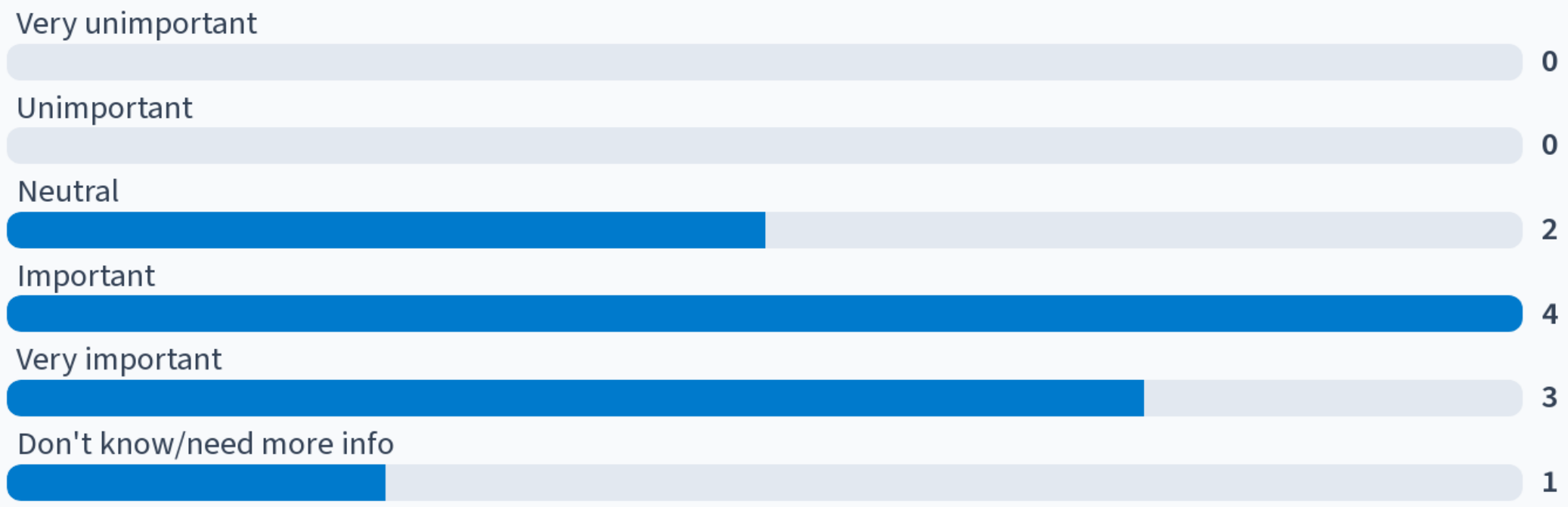
The poll questions on your phone or browser will advance with the slideshow

If you need to change your response, click this icon:



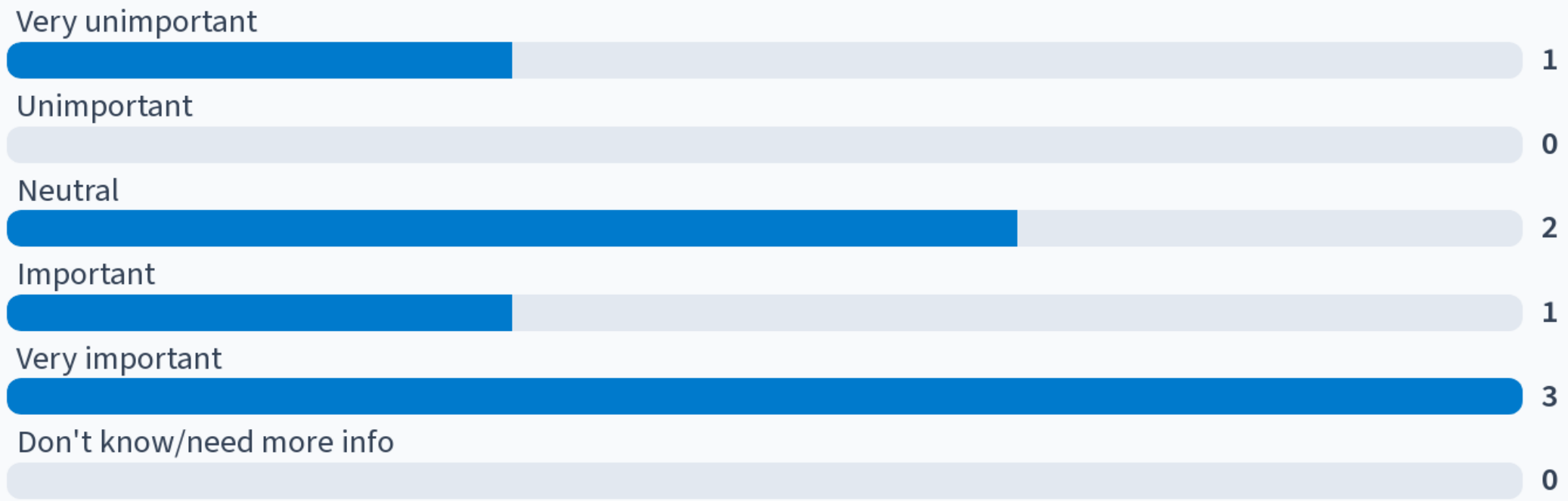
How important is increasing housing options in Renton?

10



How important is providing private open space (e.g., porches, stoops, private yards, roof decks)?

7



How important is providing open space shared amongst neighbors on the same property?

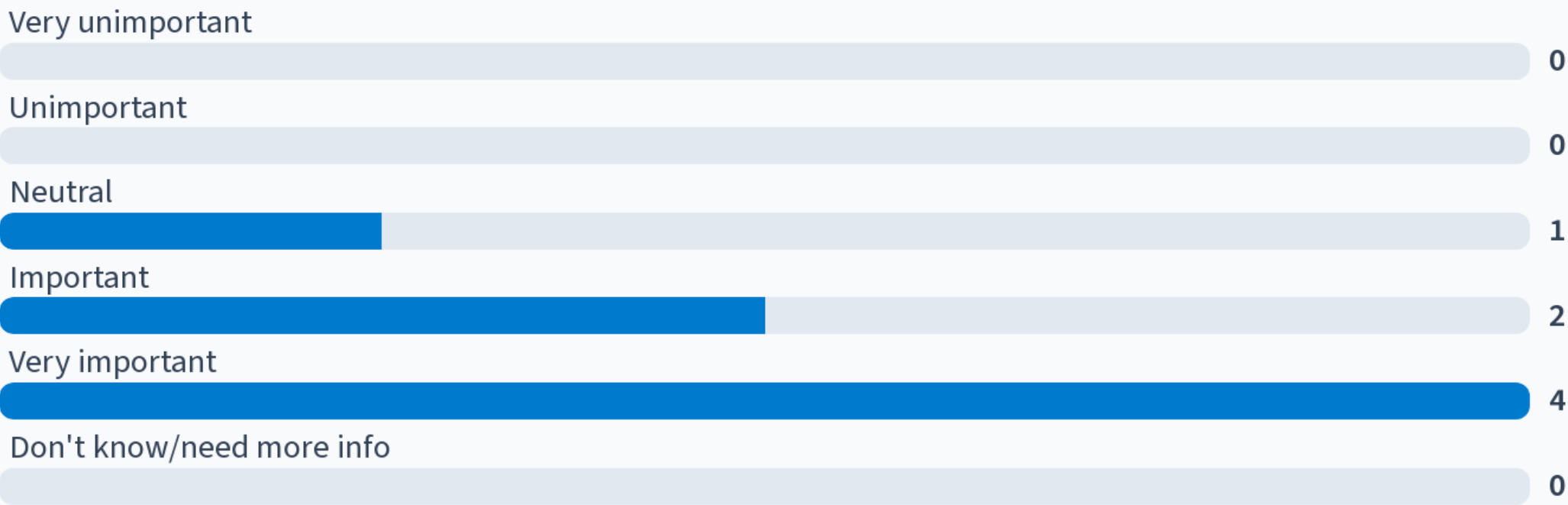
7



How important is providing off-street parking?

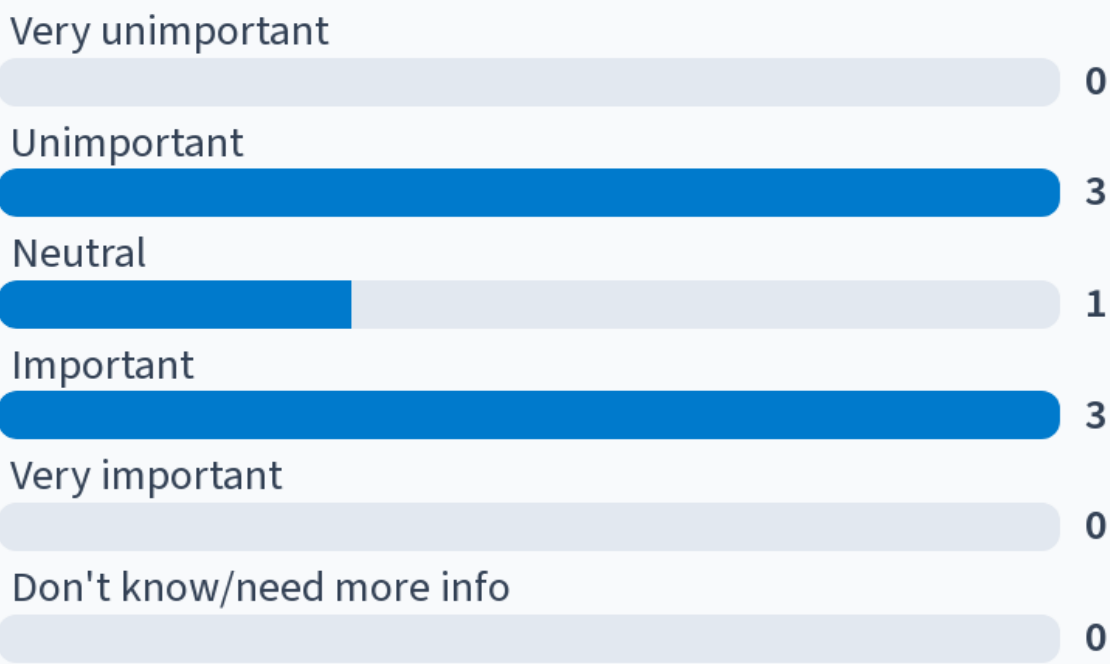


How important is sense of privacy in rear yards?



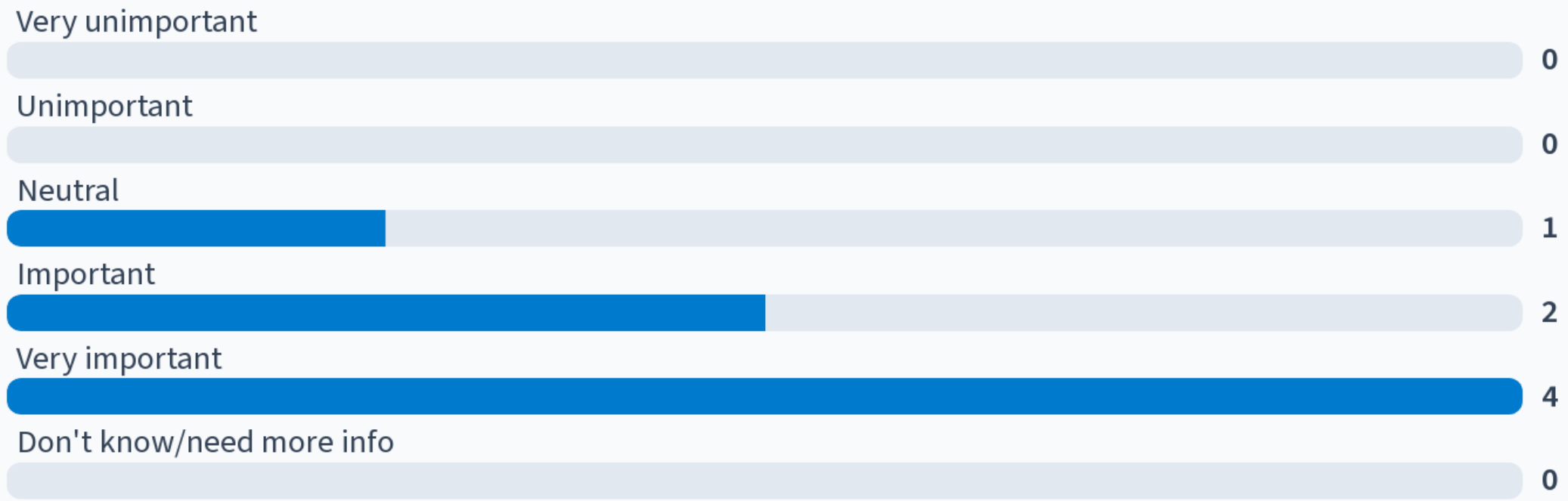
How important is it for a building's entrance to face the street?

7



How important is the ability to age in place (i.e., housing that accommodates elders' mobility and accessibility needs)?

7



How important is housing that allows for multigenerational and/or extended family living?

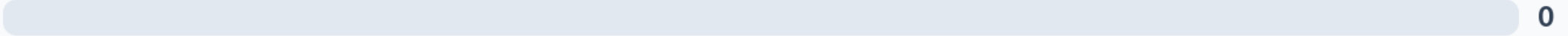
7



How important are family-sized units?

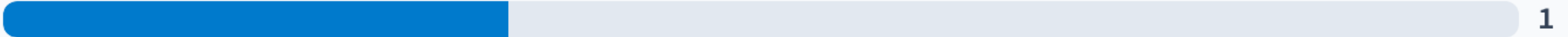
7

Very unimportant



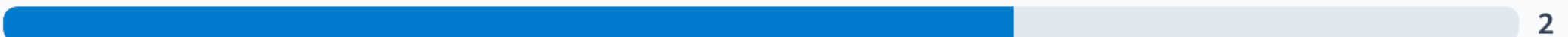
0

Unimportant



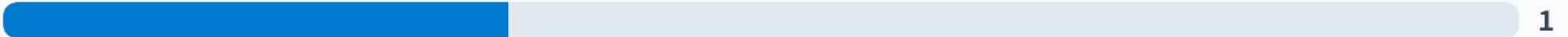
1

Neutral



2

Important



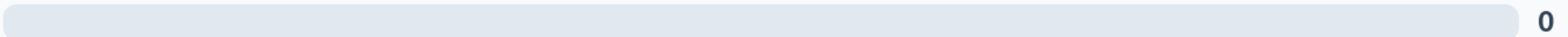
1

Very important



3

Don't know/need more info



0

Imagine you are looking to downsize, rent a place, or buy your first place. What is your ideal home size?



What are you most worried about with Renton meeting HB1110 requirements?

Parking

 5  0



Sterile buildings replacing the sense of neighborhood homes/community/yard space.

 4  0



The effect on infrastructure especially in older areas of the city where water, sewer already has issues. Also other load problems for power and internet

 3  0



Box designs for maximizing housing

 2  0



What would you most like to see come out of this code update?

Affordability

 3  0



I would like to see the city truly take the citizens/neighborhood concerns in to account in the planning of the code update.

 2  0



More diversity and affordable housing options

 2  0



Having the requirements enforced equally on all developers

 1  0



NEXT STEPS

TIMELINE

Month	Activity
March 2024	<ul style="list-style-type: none"> ✓ Launch webpage and public announcement ✓ Project and Public Participation Plan Briefing
April 2024 – June 2024	<ul style="list-style-type: none"> ✓ Public Engagement Workshop #1 ✓ Ongoing promotion at public events ❑ Public Engagement Workshop #2 ❑ Public Engagement Summary Briefing
June 2024 - November 2024	<ul style="list-style-type: none"> ❑ Draft Middle Housing Regulations
Winter/Spring 2025	<ul style="list-style-type: none"> ❑ Final Draft Summary Recommendations
June 2025	<ul style="list-style-type: none"> ❑ Adopt ordinance

Public Engagement

- ✓ Prepare engagement materials
- ✓ Perform engagement
- ❑ Summarize engagement results

Develop Middle Housing Development Regulations

- ✓ Review existing regulations and design standards
- ✓ Review model ordinance prepared by Commerce
- ❑ HB 1110 compliance policy/code audit
- ❑ Draft development regulations

QUESTIONS

Participating via computer or tablet?

- Mute your microphone when not speaking
- Use the chat function to ask questions or raise your virtual hand to indicate you wish to speak

Participating via phone?

- Use *9 to "raise hand"
- Use *6 to mute/unmute

FOLLOW-UP QUESTIONS

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STAY INFORMED: www.rentonwa.gov/middlehousing

