

MISSING MIDDLE HOUSING WEBINAR HOUSE BILL (HB) 1110

June 27th, 2024



The webinar addresses the following:

- ✓ Definition of Middle Housing
- ✓ Characteristics & Benefits of Middle Housing
- ✓ House Bill 1110 Requirements
- ✓ Model Ordinance Implications
- ✓ HB 1110 & 1337 Integration
- ✓ Schedule & Next Steps



Webinar's Goal

- ✓ Share information on the State mandated Middle Housing Bill;
- ✓ Assess public comments and concerns;
- ✓ Answer questions:

Q&A will be enabled or

Use the [ASK US](#) form

The City will publish an FAQ document on our webpage by the end of next week with answers to all the questions.



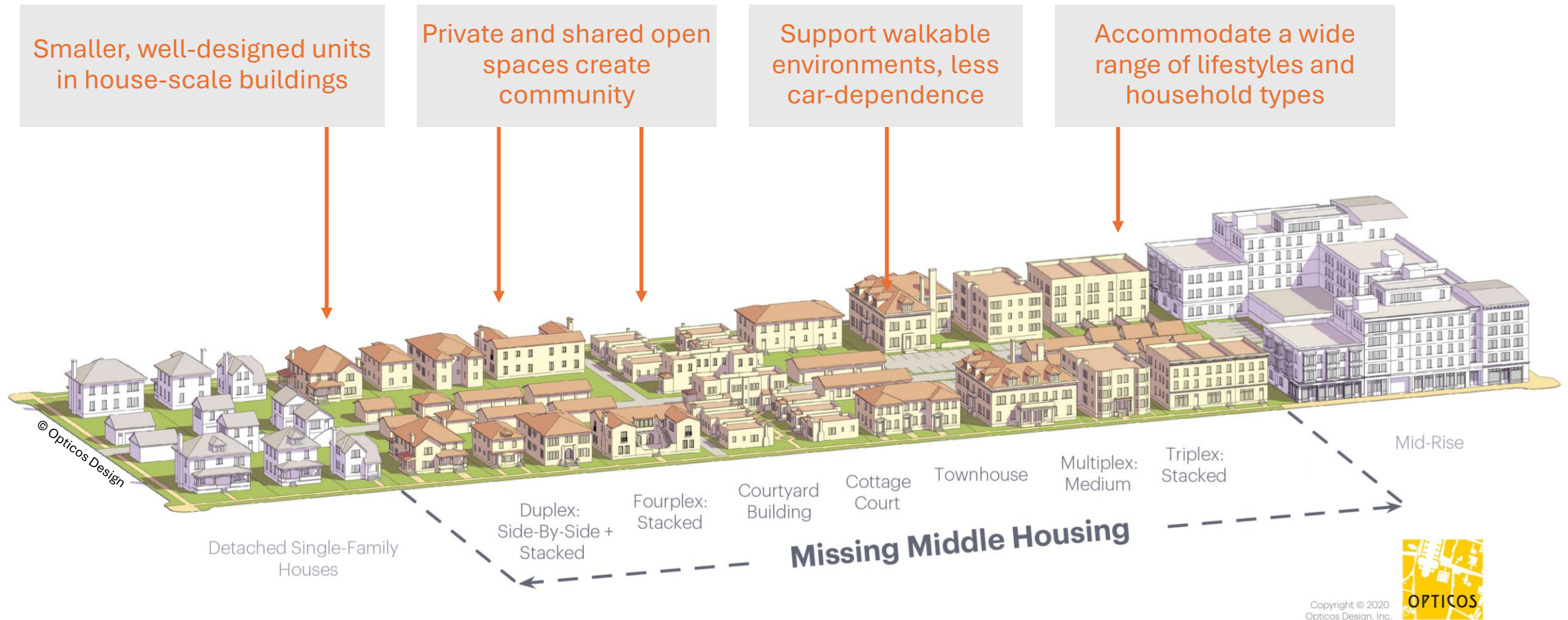
What is Missing Middle Housing?

The hard-to-find housing options in between the single family and apartment buildings are the “Missing Middle.”

- Buildings compatible in scale, form, and character with single-family homes.
- Contain two or more attached, stacked, or clustered homes.

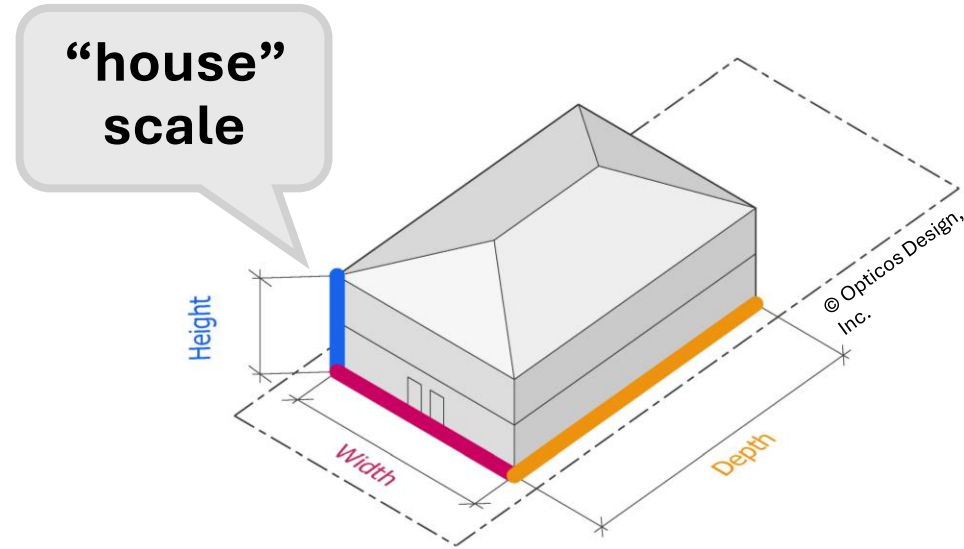


Characteristics of Middle Housing types



While small Middle types might easily contain 2-4 units in a building, Larger types can accommodate multiple units, still within small footprints.

“Middle” in two ways



Missing Middle Housing is required to:

- Meet growing demand for neighborhood living, rather than city living.
- Demand for more diverse housing options
- Need for affordable housing

Why do we need Middle Housing?

Less than **10%** of all housing units produced in the US from 1990 to 2013 were Middle Housing.

~ American Housing Survey

In 2021 **70%** of US households did not have children, and this trend is expected to continue.

Sources: US Census, 2020, American Community Survey 2021

In 2020, **49%** of renters and **27%** of homeowners in the US were housing cost-burdened.

~ American Housing Survey

In Puget Sound, **~50-75%** of the housing stock is “single-unit” detached houses.

~ Puget Sound Regional Council

78% of respondents said they want more housing options for people in their communities.

Includes seniors, teachers, firefighters, childcare workers, and health care workers

83% of respondents said that more reasonably priced housing is needed in their communities

PSRC statewide housing survey, Dec 2022 and Washington State Department of Commerce



Density Matters



- Fosters **economic growth supporting businesses**.
- Increase in density facilitates the development of amenities like **pedestrian** infrastructure and **public transit** systems, resulting in less car dependency.
- Lowers barriers and promotes **inclusive neighborhoods**.
- Adapts to evolving **demographic** and **generational** needs.



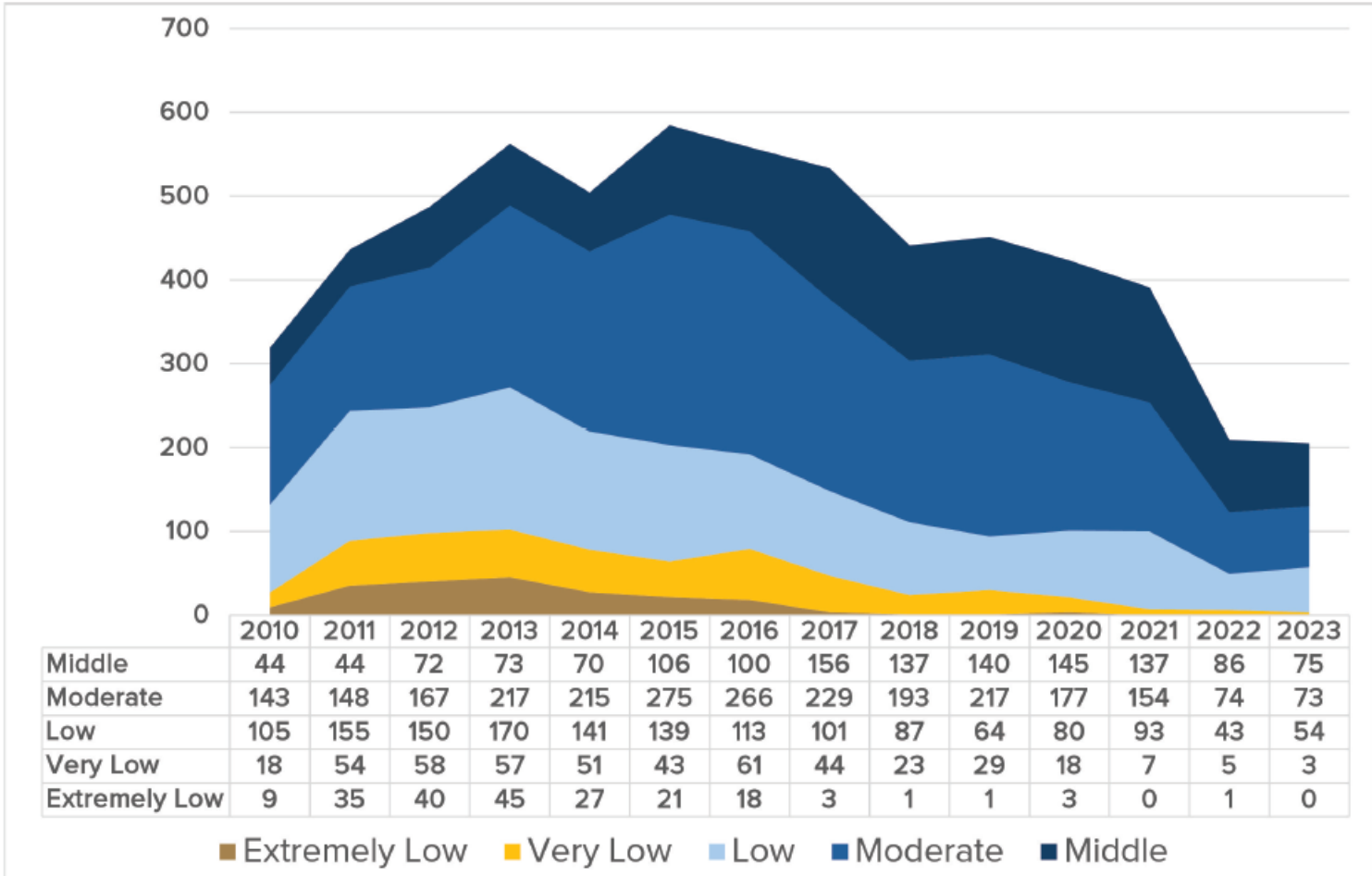
Housing in Edmonds?

Single Family Residential	65%
Median Income (Household)	110,057
Median Sale Price 2023	\$950,000
Required Income	\$239,498
Owner Occupied housing	69.3%
Renter Occupied Housing	30.3%

	2000	2023
Med Sale Price	\$464,035	\$950,000
PITI	\$3,922	\$6,586
Required Income	\$142,606	\$239,498
# Sold	543	254
	# Change	% Change
Median Sales Price	485,965	104.73%
PITI	2,665	67.94%
Req Inc	96,892	67.94%
# Sold	(254)	-58.20%

Sources: US Bureau of Labor Statistics OES Estimates; Snohomish County Assessors Office; AHA Staff





Income Level	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Extremely Low	No	No	No	No
Very Low	No	No	No	No
Low	Yes	Yes	No	No
Moderate	Yes	Yes	Yes	No
Middle	Yes	Yes	Yes	Yes

Affordability by unit type is based on the HUD Median Family Income Household Size of 2 (Edmonds avg. renter HH Size: 2.18) and the Required Per-Hour Income.

Edmonds Homes Sold at a Price Affordable to Different Income Ranges

Sources: US Bureau of Labor Statistics OES Estimates; Snohomish County Assessors Office; AHA Staff



State of Washington Guidance

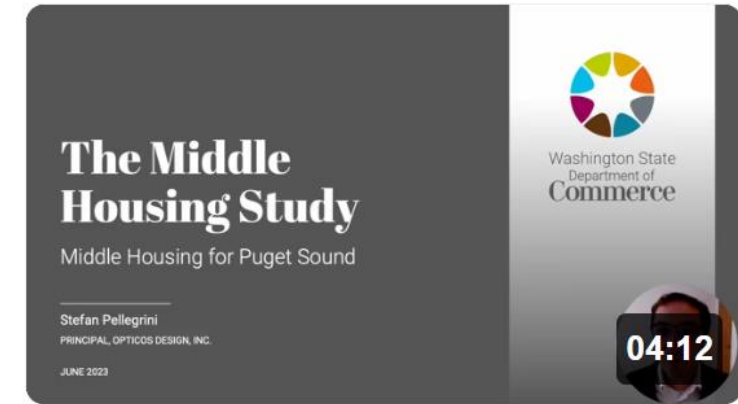
We highly recommend you refer to these resources



- *What does Middle Housing look like?*
- *How does Middle Housing work?*
- *Where does Middle Housing fit?*



- *What prevents Middle Housing?*
- *Best Practices for Middle Housing*
- *Priorities for Implementation*



Background on the need for housing in Puget Sound and the role that Middle Housing can play.

Click the link below

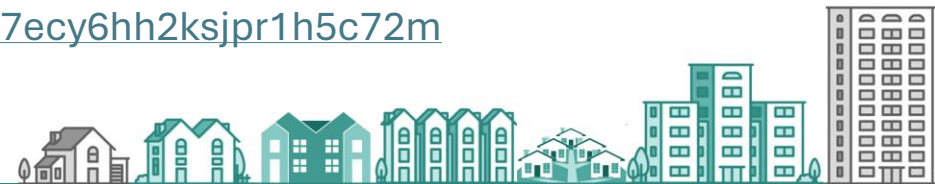


Middle Housing videos: <https://vimeo.com/user/39944654/folder/16936154?isPrivate=false>

Middle Housing types: <https://deptofcommerce.app.box.com/s/j2h7j57vb0roy3praq8w897ed3sspaxa>

Lot / Block Models: <https://deptofcommerce.app.box.com/s/5xqjij4jpdkg7ecy6hh2ksjpr1h5c72m>

Middle Housing Bill (HB 1110)



AARP Guidance

We highly recommend you refer to these resources

Recognizing the housing needs of our **aging population**, AARP has been actively promoting Middle Housing as a potential housing solution.

The Missing Middle Housing Collection FROM AARP

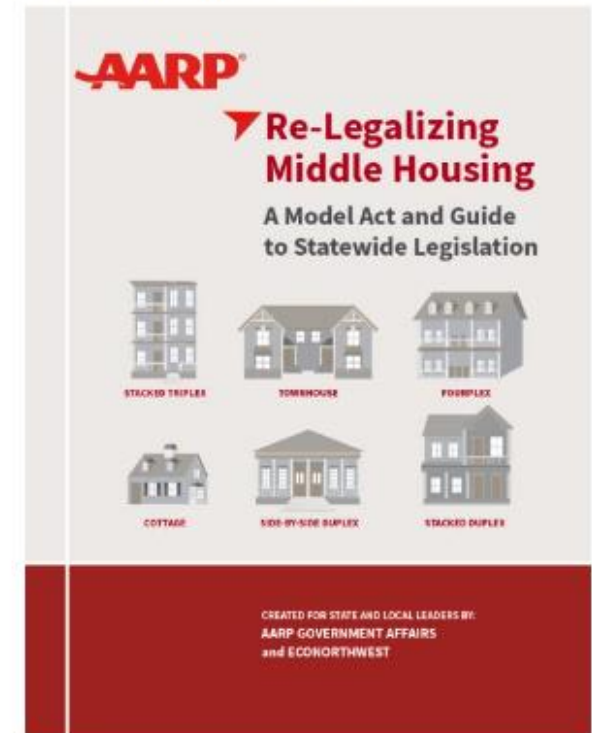
- Discovering and Developing Missing Middle Housing
- Re-Legalizing Middle Housing
- The 'Missing' Affordable Housing Solution
- 12 Barriers to Missing Middle Housing
- Missing Middle Housing Types
- Bring Back Missing Middle Housing
- Video: Missing Middle Housing: A Video Introduction
- Video: Watch a webinar about Missing Middle Housing

The Introductory Guide



AARP LIVABLE COMMUNITIES

The Legislative Guide



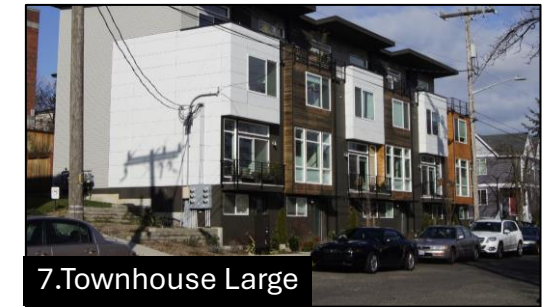
AARP GOVERNMENT AFFAIRS

<https://www.aarp.org/livable-communities/housing/info-2020/missing-middle-housing.html>

HB 1110 Summary



Permitted Typologies



Must allow **at least six** of the **nine** types of middle housing.

Density Requirements

Cities with a population of at least 25,000 but less than 75,000 must allow at least

- **Two** units per lot;
- **Four** units per lot if at least **one unit is affordable** housing.
- **Four units** per lot within **0.25 miles walking** distance of a major **transit** stop

A major transit stop includes:

- *A stop on a high-capacity transportation system;*
- *Commuter rail stops;*
- *Stops on rail or fixed guideway systems; and*
- *Stops on bus rapid transit routes.*

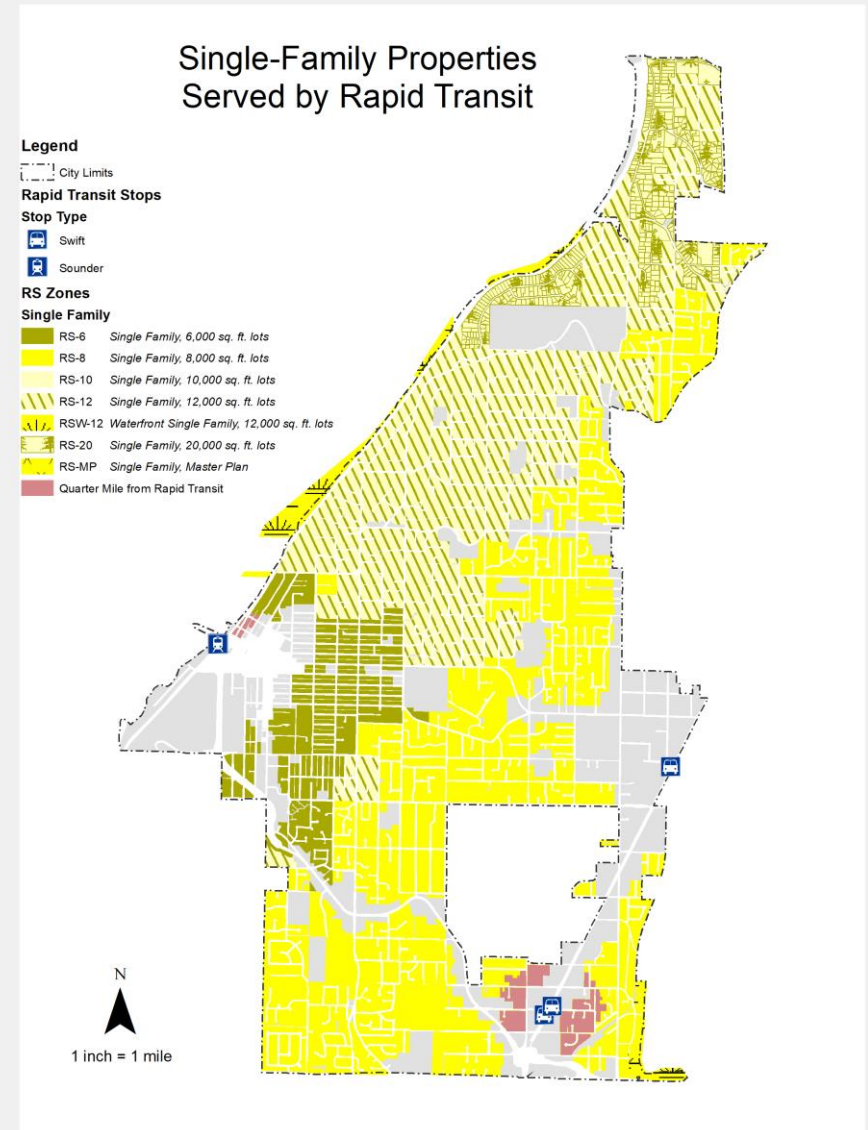


Applicability in Edmonds

ALL lots zoned predominantly for residential use.

Exceptions:

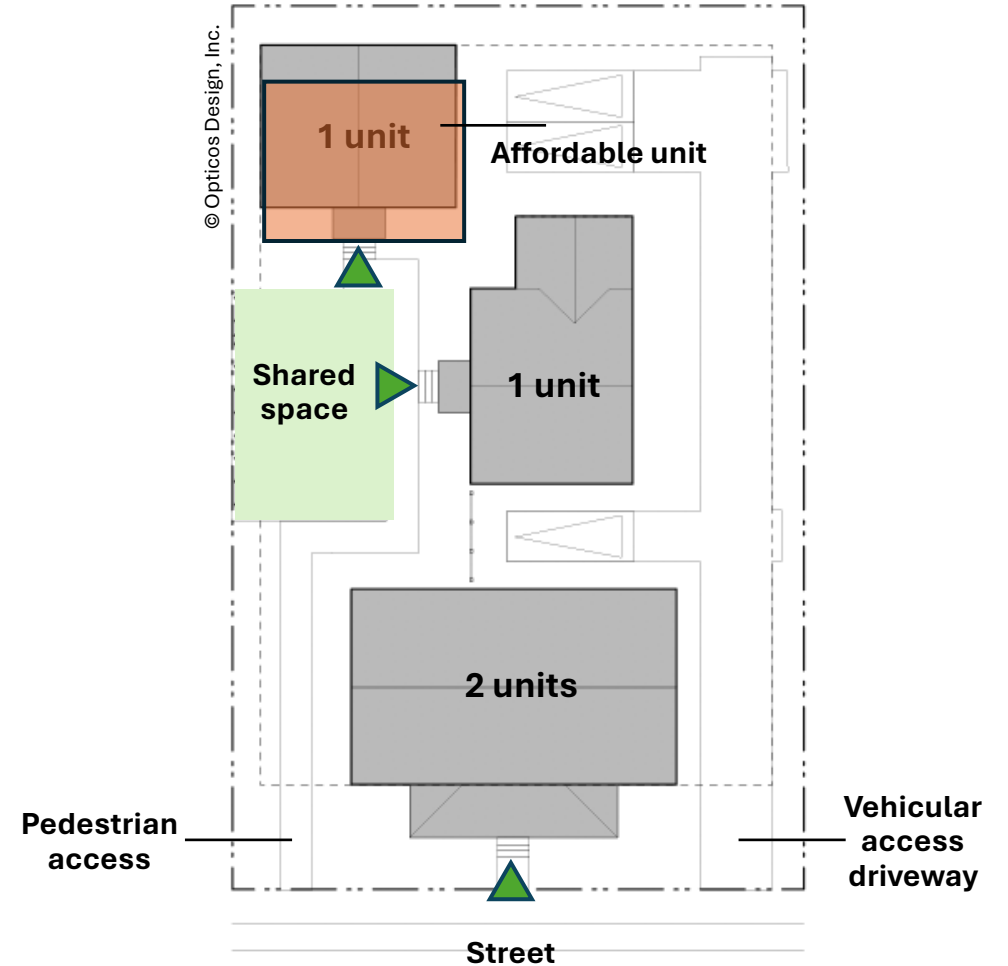
- Within **critical areas** or their **buffers**
- These standards do not apply to lots after unit lot subdivisions below 1000 sf



Affordability Standards

For the dwelling units that qualify as affordable units additional costs like utilities (excluding telephone), must **not exceed 30%** of a household's monthly income.

- Income limits:
 - **Rental housing:** Household income must not exceed **60% of the median** household income for the county.
 - **Owner-occupied housing:** Household income must not exceed **80% of the median** household income for the county.
- Median household income is determined by the United States Department of Housing and Urban Development (HUD).



Affordability Standards

Duration and Commitment

- Units must **remain affordable** for at least **50 years**.
- A covenant or deed restriction must be recorded to ensure **continuing rental or ownership** of affordable units for at least 50 years, as per chapter 84.14 RCW.

Public Benefit Maintenance

- The covenant or deed restriction must address criteria and policies to maintain public benefit if the property use changes from providing permanently affordable housing.

Affordable Units must

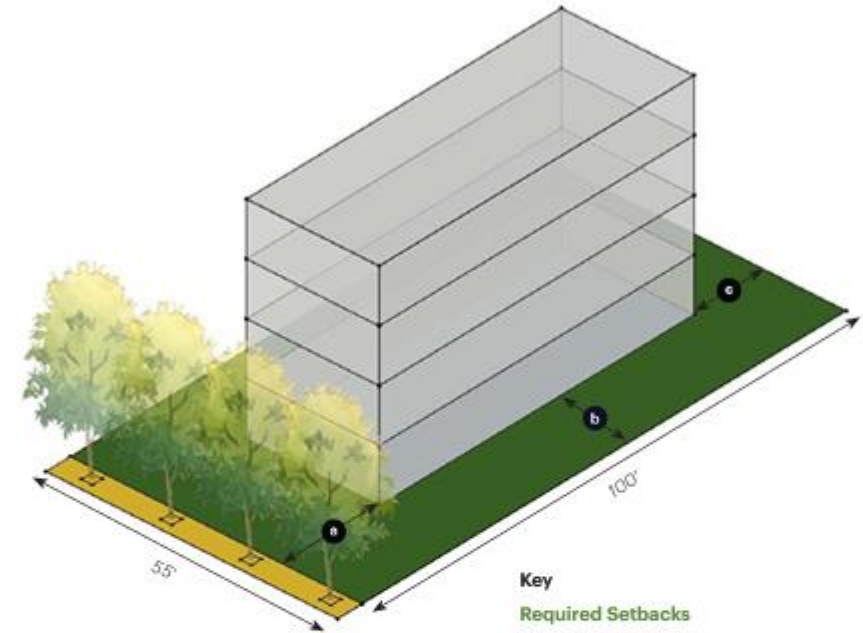
- Be provided in a **range of sizes** comparable to other units in the development.
- Have the **same proportion of bedrooms** as other units in the development.
- Be generally distributed throughout the development and **have similar functionality** to other units.



Barriers

Change Is Challenging

- Developer fees and lack of incentives
- Years of Single-Family Residential trend
- Lack of builders who specialize in Missing Middle Housing
- Large apartment buildings are more cost-efficient
- Code standards
- Covenants
- Traditional zoning practices/Restrictive zoning
- Minimum parking requirements
- Community opposition



RM-2 Zone, 40' x 120' Lot Size Max. Envelope per Existing Standards	
Building Form	
Lot Area of Tested Lot	4,800 sf
Min. Required Lot Area	none
Max. Height	40'
Max. Lot Coverage	40%
Parking	
Min. Parking Spaces	2 per unit for single family; 1.5 per unit for multifamily
Density	
Max. Allowed Density	20 du/ acre

Key

Required Setbacks

- a Front = 20'
- b Side = 5' (min. 15' for multifamily)
- c Rear = 15'

▲ A Missing Middle assessment for the city and county of Greenville, South Carolina, revealed that the deep setbacks required for multifamily buildings were a major obstacle to building Missing Middle homes on infill lots.

HB 1110

Model Ordinance Implications



Model Ordinance

Edmonds is a Tier 2 City per RCW 36.70A.635

 [Middle Housing Model Ordinance Tier 1 and Tier 2 Cities](#)

- Published January 23, 2024

 [User Guide for Middle Housing Model Ordinances](#)

- Published January 26, 2024

Model ordinance will **supersede, preempt, and invalidate** the city's development regulations that conflict with this ordinance if the City of Edmonds does not have Middle Housing codified by July 1, 2025



Mandatory Provisions

State mandated Middle Housing regulatory provisions:

- Do not prohibit permitting **single-family residences**
- Do not prohibit provision of **affordable housing**
- Do not **supersede** fire codes, building codes or Public Works and Public Utility District requirements
- Cannot create development regulations for Middle Housing that are **more restrictive** than regulations for detached single-family homes



Mandatory Development Requirements:

A city subject to middle housing requirements must include the following provisions in their development regulations:

- At least **two units** per lot, 4 units in areas close to transit or meeting affordable housing provisions
- **Administrative Design Review Only**
- **Equal Permit and Review Processes** as detached single-family residences unless state law dictates otherwise.
- **Open space** requirements for cottage housing and courtyard apartments.
- **No off-street parking** is required for middle housing within **0.5-mile walking distance** of a major transit stop.
- No more than **two off-street parking** spaces per unit are required for lots (before any subdivisions or lot splits).



City's Decision-Making Flexibility

Edmonds has **flexibility** in how it can facilitate Middle Housing legislation through development regulations.

The following types of **dimensional standards** can be modified:

- Building **height**,
- **Setbacks**,
- Lot **coverage**/ floor area ratio (FAR)
- Lot **area** and lot **dimensions**,
- **Impervious surface** requirements,
- **Open space** requirements,
- **Landscaped** area standards.



Dimensional Standards

Model Ordinance applies only if the city doesn't adopt regulations within six months after the comprehensive plan update.

	Model Ordinance	Current City Code
Maximum building height	35-feet	25-feet
Minimum Setbacks	<ul style="list-style-type: none">a. Street: 15-feet, except 10-feet for lots with a unit density of three or more. 20-feet for garageb. Side street: 5-feet.c. Interior side: 5-feetd. Rear, without an alley: 15-feet, except 10-feet for lots with a unit density of three or more.e. Rear alley: 0-feet, and 3-feet for a garage door where it is accessed from the alley.	<ul style="list-style-type: none">a. Street: 20 to 25-feet, depending on zone.b. Side street: 20 to 25-feet, depending on zone.c. Interior side: 5 to 25-feetd. Rear, without an alley: 15 to 25-feete. Rear alley: 15 to 25-feet
Setback Projections	<ul style="list-style-type: none">a. Covered porches and entries may project up to 5-feet into front and rear setbacks.b. Balconies and bay windows may project up to 3-feet into required front and rear setbacks.c. Required parking spaces may occupy required setbacks.	<ul style="list-style-type: none">a. Covered porches and entries must meet street setbacks.b. Eaves and chimneys may project up to 30-inches into required front and rear setbacks.c. Required parking spaces may occupy required setbacks.

Dimensional Standards

Model Ordinance applies only if the city doesn't adopt regulations within six months after the comprehensive plan update.

	Model Ordinance	Current City Code														
Maximum Lot Coverage	a. For lots with a unit density of six: 55% b. For lots with a unit density of four or five: 50% c. For lots with a unit density of three or less: 45%	Single-family lots: 35% Multi-family lots: 45%														
Maximum floor area ratio (FAR).	<table border="1" data-bbox="479 548 1345 1045"> <thead> <tr> <th data-bbox="479 548 868 625">Unit density on the lot</th> <th data-bbox="868 548 1345 625">Maximum floor area ratio (FAR)</th> </tr> </thead> <tbody> <tr> <td data-bbox="479 625 868 696">1</td> <td data-bbox="868 625 1345 696">0.6</td> </tr> <tr> <td data-bbox="479 696 868 768">2</td> <td data-bbox="868 696 1345 768">0.8</td> </tr> <tr> <td data-bbox="479 768 868 839">3</td> <td data-bbox="868 768 1345 839">1.0</td> </tr> <tr> <td data-bbox="479 839 868 911">4</td> <td data-bbox="868 839 1345 911">1.2</td> </tr> <tr> <td data-bbox="479 911 868 982">5</td> <td data-bbox="868 911 1345 982">1.4</td> </tr> <tr> <td data-bbox="479 982 868 1045">6</td> <td data-bbox="868 982 1345 1045">1.6</td> </tr> </tbody> </table> <p data-bbox="479 1125 1345 1225">FAR is the total conditioned interior floor area divided by the total site area.</p>	Unit density on the lot	Maximum floor area ratio (FAR)	1	0.6	2	0.8	3	1.0	4	1.2	5	1.4	6	1.6	<p>City of Edmonds does not use FAR.</p>
Unit density on the lot	Maximum floor area ratio (FAR)															
1	0.6															
2	0.8															
3	1.0															
4	1.2															
5	1.4															
6	1.6															

Design Standards

City of Edmonds does not have design standards for single-family zones. Optional design standards from the Middle Housing ordinance, if implemented, would have to apply to all zones:

The following design standards for Middle Housing are optional:

- **Pedestrian access:** A paved pedestrian connection at least three feet wide is required between each middle housing building and the sidewalk (or the street if there is no sidewalk). Driveways may be used to meet this requirement.
- **Alley Access:** Lots next to a city-standard alley: vehicle access must be from the alley.
- **Location of Garages, Driveways, and Off-Street Parking:** Must not be between a building and a street, except:
 - Combined width does not exceed 60% of street frontage length.
 - Garage/driveway/parking area is separated from the street by a dwelling unit.
 - Garage/driveway/parking is more than 100 feet from the street.
- **Detached Garages and Carports:** Must not extend beyond the front building façade.
- **Driveway Width:** Total driveway approach width: max 32 feet per frontage at the property line. Individual driveway approach width: max 20 feet.



Lot Access/Road Standards:

Regulations for driveways, frontage improvements, alley improvements, and other public works and engineering standards cannot be more restrictive than for detached single-family residences, except as follows:

The following infrastructure standards for Middle Housing are optional:

Private Driveway Access: Shall be permitted when a fire access road is within 150 feet of all structures and all portions of the exterior walls of the first story of the buildings, measured by an approved route.

When Fire Access Road Is Not Within 150 Feet, One of the following conditions must be met:

- a. The building has an approved automatic sprinkler system meeting International Fire Code requirements.
- b. No more than two units are accessed via the same private driveway.
- c. Fire access roads cannot be installed due to location, topography, waterways, nonnegotiable grades, or similar conditions, and an approved alternative fire protection means is provided.



Lot Access/Road Standards:

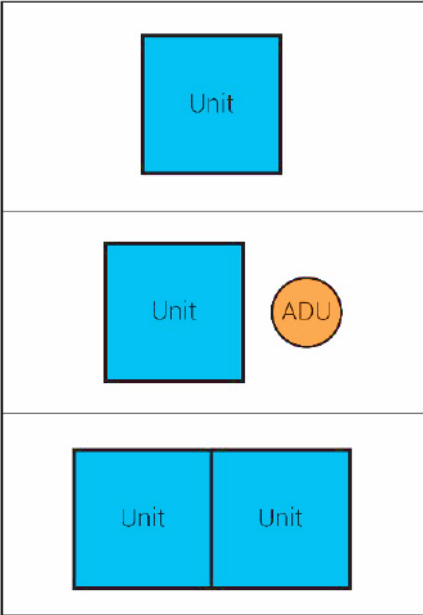
- **Driveway Specifications:**
 - Private driveways cannot be required to be wider than 12-feet or have an unobstructed vertical clearance of more than 13-feet six-inches, except if it violates the International Fire Code or other fire, life, and safety standards, such as sight distance requirements.
- **Separate Private Driveway Access:**
 - Allowed, separate from access to an existing home, unless it violates the Fire Code or other fire, life, and safety standards, such as sight distance requirements.
- **Fire Code Applicability:**
 - This subsection does not limit the applicability of the adopted fire code, except as specified in this subsection.



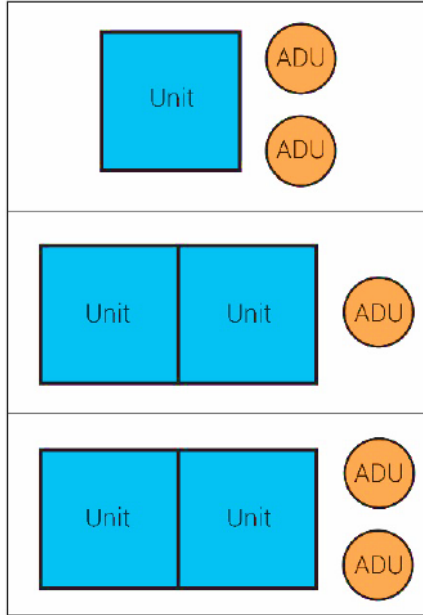
Interaction of HB 1110 with other House Bills.

Cities may allow ADUs to count towards unit density to help achieve density requirements.

Configurations allowed if City counts ADUs towards HB 1110 unit density



Additional configurations allowed if city does not count ADUs towards unit density



Configurations allowed in the Model Ordinances where the base unit density is two units on lots zoned predominantly for residential use.

Source: MAKERS

- ✓ **HB 1337** – Allows two ADUs on each applicable lot.
- ✓ **HB 1110** – Allows each applicable lot to have a base density of two units.
- ✓ **HB 1220** – Requires cities to differentiate between housing types, per affordability levels and plan sufficient capacity for each housing type.
- Comprehensive Plan Growth Alternatives explain housing targets across various income levels.
- Considering ADUs as a part of Middle Housing might result in a situation where City needs to allow for more units as we do not meet the HB 1220 requirements.



[Click here to read more about the Comprehensive Plan Growth Alternatives](#)



Tentative Schedule



- Planning Board
- Council
- ▼ Community Outreach

Must be adopted by July 1, 2025.



