



## What's in HB 1923?

A major component of HB 1923 encourages cities to adopt new development regulations to increase density and encourages cities to adopt housing action plans by offering up to \$100K in planning funds.

There are two ways in which cities can receive \$100,000 in planning funds:

- Cities with populations greater than 20,000 are eligible if they pursue at least **two** of the development regulations listed below
- Cities of any size are eligible if they pursue a housing action plan

### Development Regulations Option:

- Transit Oriented Development:
  - Authorize development in at least one area of a minimum of 500 acres with access to commuter rail or light rail with an average of at least 50 units per acre and allow no more than 1 on-site parking space per 2 bedrooms
  - In cities greater than 40,000 in an area of at minimum 500 acres OR cities less than 40,000 in an area not less than 250 acres that have frequent transit service allow at least 25 units an acre and no more than 1 parking space per 2 bedrooms
- Increase Density
  - Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel
  - Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences
  - Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least 3,200 square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least 4,356 square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence
  - Authorize a duplex on each corner lot within all zoning districts that permit single-family residences



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- Allow for the division or redivision of land into the maximum number of lots through the short subdivision process
  - Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city
  - Adopt increases in categorical exemptions for residential or mixed-use development
  - Planning
    - Adopt a subarea plan
    - Adopt a planned action pursuant
    - Adopt a form-based code in one or more zoning districts that permit residential uses. "Form-based code" means a land development regulation that uses physical form, rather than separation of use, as the organizing principle for the code

### **Housing Action Plan Option:**

- A city planning pursuant to RCW 36.70A.040 may adopt a housing action plan as described in this subsection. The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market. The housing action plan should:
    - Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households;
    - Develop strategies to increase the supply of housing, and variety of housing types, needed to serve the housing needs identified in (a) of this subsection;
    - Analyze population and employment trends, with documentation of projections;
    - Consider strategies to minimize displacement of low-income residents resulting from redevelopment;
    - Review and evaluate the current housing element adopted pursuant to RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions;
    - Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups; and
    - Include a schedule of programs and actions to implement the recommendations of the housing action plan.
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